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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**DATE:** September 7, 2017

**TO:** Planning Commission

**APPLICANT:** Angelica Galvez for Gadi Telem  
123 N. Orlando Avenue, Apt. E  
Los Angeles, CA 90048

**CASE NO.:** CUP-01225-2016, OAK-01226-2016, and  
VAR-01227-2016

**LOCATION:** 28236 Driver Avenue (APN 2055-005-042)

**REQUEST:** Request for approval of: 1) a Conditional Use Permit to construct a 4,165 square-foot, two-story, single-family residence; a 798 square-foot attached garage; a 259 square-foot covered patio; and a 276 square-foot barn; 2) an Oak Tree Permit to encroach into the protected zone of 4 oak trees; 3) a Variance to allow an increase in the building height per the hillside development standards and a reduction in the side yard setbacks from 13.5 to 12 feet and 12.5 feet; 4) and make a finding of exemption under the California Environmental Quality Act.

**ENVIRONMENTAL DETERMINATION:** Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

**RECOMMENDATION:** Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-01225-2016, Oak Tree Permit Case No. OAK-01226-2016, and Variance Case No. VAR-01227-2016, subject to conditions, based on the findings of the attached draft Resolutions.

**ZONING DESIGNATION:** Residential Low Density-20,000 square-foot minimum lot size-Old Agoura Design Overlay-Equestrian Overlay Districts (RL-20,000-OA-EQ)

**GENERAL PLAN**

**DESIGNATION:** RL (Residential Low Density)

**I. PROJECT BACKGROUND AND DESCRIPTION**

Case Numbers CUP-01225-2016, OAK-01226-2016 and VAR-01227-2016 were publicly noticed to be heard by the Planning Commission at the August 17, 2017 meeting. However, it was determined by staff that this project required re-notification. The August 17, 2017 Planning Commission meeting was canceled and new notification of this project was publicly posted, advertised in the Acorn newspaper, mailed to property owner's within a 750-foot radius of the project site, and a public hearing sign was posted on the property.

The applicant, Angelica Galvez from AGD Architects, representing the owner, Gadi Telem, is requesting approval of a Conditional Use Permit (CUP), Oak Tree Permit, and Variance to construct a new 4,165 square-foot, two-story, single-family residence with a 798 square-foot attached three-car garage, a 259 square-foot attached covered patio, and a 276 square-foot barn on a vacant 22,021 square-foot parcel located on the south side of Driver Avenue, at 28236 Driver Avenue. The parcel is located in the Residential Low Density-20,000 square-foot minimum lot size-Old Agoura Design Overlay-Equestrian Overlay (RL-20,000-OA-EQ) Districts. The lot is existing non-conforming due to its narrow shape, with a width of 60.5 feet in comparison to the minimum required 75 feet.

Existing single-family homes, similar to the proposed development, are located on the adjacent properties to the east, west, and south, as well as across the street to the north of the subject property. The project would require an Oak Tree Permit for encroaching into the protected zones of two (2) on-site and two (2) off-site oak trees. Additionally, a Variance is required to allow the height of the single-family residence to exceed the 15-foot maximum hillside height limitation by twelve (12) feet, one inch to the proposed height of twenty-seven (27) feet, one inch. A second Variance is required to reduce the side yard setbacks from 13.5 feet to 12 feet and 12.5 feet. On April 28, 2016, staff mailed a courtesy notice regarding the application to surrounding property owners and the Old Agoura Homeowner's Association, allowing them an opportunity to review the project plans.

The site consists of a narrow hillside lot that rises approximately 39 feet in elevation from the average street elevation along the front property line of Driver Avenue (915 feet) to the average rear elevation (954 feet) of the lot, with an average topographic slope of 11 percent. A five (5)-foot easement for the purpose of public utilities is located on the northeasterly portion of the property. Access to the property is provided from Driver Avenue.

A new single-family home on a property with an average slope of ten (10) percent or greater requires a CUP and is subject to review by the Planning Commission. Since the parcel has an average topographic slope that exceeds ten (10) percent, the project is

subject to the City's Hillside Ordinance standards and, therefore, requires approval of a CUP.

The proposed single-family residence is a permitted use in the Residential Low Density (RL) zone and will meet the required development standards, relative to lot coverage and rear and front yard building setbacks. However, the project requires a Variance from the side yard setbacks and the Hillside Ordinance's maximum allowed building height. Below are the proposed development data pertaining to the project:

<b>Pertinent Data</b>		
	<b>Proposed</b>	<b>Allowed/Required</b>
<b>Lot Size</b>	20,021 sq. ft.)	20,000 sq. ft. min.
Lot Width	60.50 ft.	75 ft. min.
Lot Depth	360 ft.	200 ft. min.
<b>Building Height</b>	27 ft., 1 in.	30 ft., two stories max. and 15 ft. max. above rear elevation <sup>1</sup>
<b>Building Square Footage</b>		
Residence (First Floor)	2,342 sq. ft.	
Residence (Second Floor)	1,823 sq. ft.	
Total Residence	<b>4,165 sq. ft.</b>	
Attached Garage	798 sq. ft. <sup>2</sup>	
First Floor Covered Patio	259 sq. ft.	
Barn	276 sq. ft. <sup>3</sup>	
Total Attached Structure	<b>1,333 sq. ft.</b>	
<b>Lot Coverage</b>		
Residence, Barn, Covered Patio and Hardscape	34%	35% max.
<b>Building Setbacks</b>		
Front Yard (north)	220 ft., 7.5 in.	1.25 ft. for each foot of building height (25 ft. min.)
Rear Yard (south)	46 ft., 11 in.	25 ft. min.
Side Yard (east)	12.5 ft.	12 ft. min. or 0.5 feet for each foot of building height (13.5 feet min.)
Side (west)	12 ft.	12 ft. min. or 0.5 feet for each foot of building height (13.5 feet min.)

<sup>1</sup> Pursuant to Code Section 9607.1.A, no building or structure shall exceed a height of fifteen (15) feet above the average elevation of the rear setback line. The average elevation of the rear line is 954 feet.

<sup>2</sup> The Architectural Design Guidelines exclude a 690 square-foot garage, a 39 square foot, covered porch and a 576 square-foot barn from the floor area calculations.

<sup>3</sup> Same as above.

Pertinent Data		
	Proposed	Allowed/Required
<b>Maximum Floor Area</b>		
Lot Size 20,001-40,000 sq. ft.	4,273 sq. ft.	4,001 sq. ft. Recommended
<b>No. of Oak Trees</b>		
On-Site	2 (existing)	N/A
Off-Site	2 (existing)	N/A
<b>Average Topographic Slope</b>	11%	N/A

## II. STAFF ANALYSIS

### A. Site Plan and Buildings

The applicant is proposing to construct a 4,165 square-foot, five-bedroom, two-story, single-family residence with a 798 square-foot attached three-car garage, a 259 square-foot attached covered patio, and a 276 square-foot barn. The proposed structures total 5,498 square feet in size.

The proposed residence and attached three-car garage, which would occupy approximately 17 percent of the lot, would be situated in the upper, flat area of the 20,021 square-foot parcel, near the south (rear) end of the lot. Horse-keeping facilities, including a barn and corral, would be sited in the front yard in a 1,500 square foot area, consistent with the minimum required 1,500 square-foot area of the EQ overlay. This location for horse-keeping was selected in part due to its close access to the street for transport of equipment and animals. Access to the residence and attached three-car garage would be provided from Driver Avenue via a 20-foot wide, 237-foot long concrete driveway (see Section B.) proposed along the easterly side of the property. The Los Angeles County Fire Department requirements for access are accommodated with a vehicle turn around at the front of the house. Most of the driveway is concrete with pavers at the turn-around area. The Los Angeles Fire Department has provided preliminary approval of the site plan for the required emergency access. The applicant proposes installation of retaining walls, which are necessary to support construction of the driveway and equestrian facilities. The walls would not exceed the maximum six-foot height allowed by the Code, as they range in height from three (3) feet to six (6) feet.

The RL zone requires a minimum setback of 25 feet from the front and rear property lines and 13.5 feet from each side property line. In this case, the house is set back 220 feet and 7.5 inches from the front property line, 46 feet and 11 inches from the rear property line, and 12 feet and 12.5 feet from the sides. All setbacks comply with the zone's requirements except for the side yards, which are less than the standard by about one to one half feet. Further description is found in Item J. below. The footprint of the proposed residence, attached garage, barn and hardscape totals 6,995 square feet, or 34 percent of the lot area. The RL zone allows for a maximum 35 percent lot coverage. Thus, the proposed lot coverage is in compliance with the Zoning Ordinance.

The City's Architectural Design Standards and Guidelines have specific recommendations for the Old Agoura residential neighborhood. The guidelines provide a maximum total square footage for a dwelling unit, garage and other habitable structures in relation to the lot size so that a residence may be in proportion with the size of the lot. The recommended square footage in the guidelines includes the square footage of all levels, but allows for specific structures and uses such as a front porch and a barn to be excluded from the calculations in order to maintain certain rustic characteristics.

The recommended maximum square footage of the buildings based on the calculations in the guidelines is 4,001 square feet. As proposed, the residence's square footage is 4,273 square feet. Despite the difference between the maximum recommended and proposed square footage (272), it is unlikely that the project will have impacts on the neighborhood and the Old Agoura area from the size of the structures. The parcel is 20,021 square feet, comparable to the size of lots in the neighborhood. The residence's proposed front and rear setbacks comply with the zone's minimum standards required for the RL zoning district.

The minimum required size of an RL-zoned lot is 20,000 square feet. The average size of the RL-zoned lots on the north and south sides of Driver Avenue between Fairview Place and Colodny Drive are 21,287 square feet. The residences average 2,117 square feet. The project proposes 4,273 square feet of living space on a 20,021 square foot lot.

#### B. Hillside Development Standards

The parcel is subject to the hillside development standards of the Zoning Ordinance because its slope is in excess of ten (10) percent. The regulations protect hillside areas from incompatible development, and preserve the natural terrain, quality environment, and aesthetic character while encouraging creative, innovative and safe residential development.

The applicant is requesting approval of a Variance to allow the proposed residence to exceed the City's hillside height limitation. Normally in the RL zone a residence may be 30 feet high. However, Zoning Code Section 9607.1.A requires that residentially-zoned properties subject to the City's hillside development standards, where the average elevation of the rear lot line is above the average elevation of the front lot line, not exceed 15 feet above the average finished grade of the rear yard setback line. The height of the rear yard setback line is 954 feet. The proposed building height rises to an elevation of 981 feet and one-inch. Thus, the proposed building height exceeds the rear yard setback line by 27 feet and one-inch. Since this difference is greater than 15 feet, the building requires a variance from the hillside ordinance's height limit.

The property consists of a steep slope down toward Driver Avenue in the northern portion of the lot. For development of such hillside properties, the City Hillside Ordinance encourages minimal grading through innovative site planning and contour grading methods and the preservation of scenic viewsheds and hillside. Typically, the preservation

of viewsheds often involves the use of a terrace or stepping building design, which provide a one-story elevation visible at the top of slope and a two-story elevation from the lower portion of the lot. However, this hillside parcel is unique in that it includes a flat area in the southern portion (rear) of the lot. In order to reduce grading quantities necessary to create a terraced building footprint and to preserve as much of the existing natural hillside, the applicant chose to utilize the existing flat area as the primary building pad area. The existing single-family residences within the immediate vicinity have also been constructed towards the southern portions (rear) of the lot in an effort to preserve much of the natural hillside landforms fronting Driver Avenue. They are similar in height to the proposed house, approximately 1-3 feet lower. Therefore, the proposed development in its current southerly location, and the proposed height, would be consistent with the existing residential neighborhood.

The Hillside Ordinance (Code Section 9652.13.B) requires that at least 32.5 percent of the lot remain in undisturbed open space for parcels that have an average slope between 10 and 15 percent. The undeveloped area of the lot includes the areas of oak trees #1 and #2 and under the canopy of the off-site oak trees, along the eastern boundary of the site behind the proposed horse-keeping area. This open space area totals 3,712 square feet, and is 18 percent of the total lot. Therefore, the amount of open space is less than stipulated in the Hillside Ordinance.

However, the open space standard may be exceeded by way of a CUP for the development of one single-family home provided certain findings can be made. Here, the lot is existing, non-conforming due to its narrow shape, which is less than the minimum required width. The Hillside Ordinance stipulates that, in the event the open space requirement would prohibit development of the parcel for residential use, a residential dwelling unit shall be permitted as long as the parcel was legally created, sewer service is provided, and a CUP is granted. The project meets these necessary criteria. Although the lot is now non-conforming, it was created legally at the time of the subdivision. The horse-keeping area, driveway and turnaround, garage and landscaped areas are all necessary to support the allowed residence and meet the Zoning Code, as well as County Fire Department access requirements, and are not practical to reduce. In particular, the driveway and turnaround are necessary for Fire Department access. The driveway is long, as the building pad is to be placed at the rear, flatter site portion to avoid extensive grading of steeper slopes. The driveway must be paved due to its use for fire access and its steep slope.

The Hillside Ordinance advocates protecting viewsheds, minimizing erosion, using native or other plant species that blend naturally with the environment, and building design standards. The building design standards include variation in roof massing, low roof pitch that follow the hillside slope, avoiding large expanses of a single material on walls, creating interesting and small-scale patterns by breaking up building masses and varying building materials, providing architectural treatment to all sides of a building, and using materials and colors that blend with the natural landscape. The project is consistent with these criteria as discussed in Item C. Architectural Design. The site layout preserves views from existing adjacent residences as the proposed house is set behind the homes on the adjacent lots.

### C. Architectural Design

Zoning Code Sections 9555.B.2 (Old Agoura Design Overlay District) and 9555.1 require that projects proposed in Old Agoura embrace an eclectic, rural style that preserves the equestrian nature of the area, and that the design is in character with the existing development within the Old Agoura Overlay District. The Guidelines also provide recommendations on how to maximize architectural compatibility of new dwelling units with existing residential development, including the height of the structure, natural materials and colors, roof and eaves, and the preservation of hillside and privacy by minimizing grading and maintaining neighborhood scale. The Guidelines also recommend porches and balconies, rear or side facing garage doors, front door visibility, generous roof overhangs and roof variation, use of natural materials like wood and stone, warm and rich colors, and use of windows, porches, balconies, trellises and terraces to help create free flowing space to the outdoors, along with respecting landforms on site.

The proposed architectural style is similar to traditional French country with natural wood siding painted off-white and gable roof clad in gray laminated shingles. The window trims would be painted white and the wood shutters located on the sides of the windows would be black in color. Some of the walls and other features of the house are clad with stone veneer (entry tower, chimney, exterior stairs, and planters). The wrought iron entry handrails would be painted black. The City Architectural Design Standards and Guidelines (Guidelines) call for the use of natural materials, such as wood and stone, which the project incorporates in the design. The project was presented to the Architectural Review Panel (ARP), which recommended that the proposed stone around the balcony, on top of the garage, be replaced with different material, as it appears heavy and that the chimney be widened to avoid looking top heavy. The applicant made the requested revisions to the plans.

### D. Equestrian Overlay District

The property is located within the Equestrian Overlay District, which requires new development to create, enhance, and protect the equestrian and rural atmosphere within the overlay area. The project was reviewed for compliance with the Equestrian Overlay District, which requires properties to accommodate for a potential horse keeping area of at least 1,500 square feet in size and a 150 square-foot area for hay and tack storage. The proposed plans include a 1,503 square-foot horse keeping area and a 276 square-foot barn at the front of the property. Therefore, the proposed project could support horses and other farm animals and would comply with the minimum 35-foot required separation to on- and off-site habitable space. Since the equestrian area would be adjacent to the driveway, vehicular access would be provided in and out of the property to support emergency services to the animals.

E. Old Agoura Overlay District

The Old Agoura Overlay district is intended to perpetuate Old Agoura's rustic character. Residential development shall embrace an eclectic, rural style that preserves the equestrian nature of the area. The architectural style of the project is eclectic and is in harmony with the surroundings. The project includes permeable surface as much as feasible by using pervious pavers near the garage and pavers around the house for walking surfaces. The impermeable surfaces are required for the structures, retaining walls and the driveway as require by the fire department.

F. Old Agoura Homeowners Association

The Old Agoura Homeowners Association (HOA) has reviewed the project design. A copy of its letter is included as Attachment 3.

G. Public Works/Engineering Department

The Public Works/Engineering Department has reviewed the proposed Grading Plan and requires that Driver Avenue be improved along the property street frontage. The street improvements are to include a new driveway approach, extending twenty feet wide along the property frontage, connection to the existing ten-inch main sewer line in Driver Avenue in front of the subject parcel, and the installation of a six-inch lateral. All improvements must be reviewed and approved by the City Engineer. The applicant must submit a Final Grading Plan, Erosion and Sediment Control Plan, and Standard Urban Stormwater Mitigation Plan to the City Engineer for review and approval prior to construction.

H. Oak Trees

The applicant applied for an Oak Tree Permit and submitted an Oak Tree Report. The Oak Tree Report prepared by L. Newman Design Group, inc., was reviewed by the City Oak Tree Consultant. Based on the information provided in the Oak Tree Report and review of the Site Plan, there are two valley oaks (*Quercus lobata*) located on the property (#1 and #2) that will be encroached by the construction of the paved driveway between the trees. There are two additional valley oak trees that are located on the adjacent property to the east (#3 and #4) that will be encroached by the proposed six-foot retaining wall, which is needed to construct the driveway and garage.

The applicant considered using permeable pavers for the portion of the driveway near the oak trees to minimize impacts, however, the Los Angeles County Fire Department requires driveways with a slope of greater than 15 percent to be paved. The proposed driveway is a 20 percent grade. The proposed construction and proposed use will be accomplished without endangering the health of the remaining trees on the subject property. The proposed use will require encroachment in the protected zone of four (4) Valley Oak trees as a result of the construction. The impacts will not endanger the health of the remaining trees on the property based on the project plans because the



development maintains a reasonable distance from the trees. The project is conditioned to plant one (1) new oak tree on the property in accordance with the City's Oak Tree Preservation Guidelines, Section 9657.5, as mitigation for oak tree encroachments. The project is conditioned to protect the life of the remaining oak trees on the subject and adjacent property by taking precautionary measures when grading in proximity of the oak trees, fencing the oak trees during the construction phase, and restricting further development from under the tree canopies, as identified in the Conditions of Approval.

I. Landscaping

The preliminary landscape plan includes a combination of native and non-native, natural-appearing species, including trees, shrubs and vines. Oak trees are to remain as part of the landscape. There are several large non-native tree species on-sites, some of which are to remain and others to be removed. A condition has been placed on the project to require a fuel modification plan to be reviewed and approved by the Los Angeles County Fire Department prior to issuance of a Building Permit.

J. Variances

The applicant is requesting approval of a Variance to allow the proposed residence to exceed the City's hillside height limitation and to allow for a reduction in side yard setbacks from 13.5 feet, as required by Code, to 12 feet from the western property line and 12.5 from the eastern property line.

Zoning Ordinance Section 9607.1.A requires that properties subject to the City's Hillside Development Standards (where the average elevation of the rear lot line is above the average elevation of the front lot line) limit the height of structures on properties zoned residential to a maximum of 15 feet above the average finished grade of the rear yard setback line. The building height exceeds the maximum building height limit by 12 feet and one inch. The height of the proposed residence would be consistent with the existing residences to the east and west. In addition, the existing single-family residences have been located towards the southern portions of the lots in an effort to preserve much of the natural hillside landforms fronting Driver Avenue. Moreover, the increase in hillside building height would not affect the views and privacy of the properties to the south as the proposed building is setback approximately 47 feet from the rear lot line and would not block views of a significant ridgeline, as identified in the General Plan.

Zoning Ordinance Section 9233.2.B requires that properties in the RL zone provide minimum 12-foot side yards or a one-half foot setback per every one-foot in vertical building height, whichever is greater. Given the proposed building height of 27 feet and one inch the required setback would be 13.5 feet on each side. The purpose of the City's setback requirements is to preserve distance, light, air and privacy between adjoining structure. The project proposes side yard setbacks of 12 feet and 12.5 feet, and therefore requires a variance. This particular parcel within the RL zone is constrained by the existing non-conforming lot width of 60.5 feet (minimum 75 feet

required), and therefore the applicant is proposing to construct a single-family residence with reduced side yard setbacks.

K. General Plan Consistency

Staff finds the project will be consistent with the following applicable General Plan goals and policies:

*Goal LU-7: Livable and Quality Neighborhoods.* Neighborhoods that provide a variety of housing types, densities, and design, and a mix of uses and services that support the needs of their residents.

- Policy LU-7.1 Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.
- Policy LU-7.2 Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City's Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the City Architectural Design Standards and Guidelines:
  - Harmony with the natural land forms and native vegetation
  - Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
  - Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials.

*Goal LU-8 Residential Very Low- and Residential Low-Density Neighborhoods (Old Agoura).* Residential neighborhoods containing very low- and low-density housing reflecting Agoura Hills' history and designed to respect their environmental setting.

- Policy LU-8.1 Neighborhood Identity. Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals.
- Policy LU-8.2 Development Compatibility with Community Character. Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including

its topography, parcel sizes, housing scale and form, nonurban infrastructure and streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails.

- Policy LU-8.3 Integration of Development with Natural Setting. Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines.
- Policy LU-8.4 Property Setbacks. Encourage variable setbacks to enhance streetscape character and increase building separation.
- Policy LU-8.5 Building Materials and Colors. Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments.
- Policy LU-8.6 Landscaping. Require that on-site landscapes transition smoothly to the natural undeveloped open areas.
- Policy LU-8.7 Open Spaces. Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area.

The project complies with Goals LU-7 and LU-8 and their policies. The project would be consistent with neighboring properties in terms of height, density, and protection of slopes. The lot size is similar to the neighboring properties. The project works with the landforms by utilizing the flatter portion of the lot, limiting grading.

The architectural design is of high quality, as are the materials, which are natural and have neutral colors, reflecting a rustic theme.

The residence is adequately articulated with varying architectural features and planes. The different building façade materials (wood, glass, wrought iron and stone) and features, including porch, patio, and decks, minimize the building mass.

The plant palette incorporates native as well non-native but natural-looking trees and plant species. The oak trees will remain, thereby preserving the harmony of the natural native vegetation.

The residence is set back over 200 feet from the public access. Hardscape is minimized on the property to just provide enough required access for the delivery of emergency services and access to the garage and retaining walls. The remainder of the development pad would be landscaped or covered with permeable pavers.

The proposed plans include a 1,503 square-foot equestrian area that is accessible from the driveway and adjacent to Driver Avenue. A 276 square-foot barn is also

proposed. Therefore, the proposed project could support horses and other farm animals.

*Goal LU-9 Single Family Neighborhoods.* Maintenance of the identity, scale and character of the City's distinct residential neighborhoods.

- Policy LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes in Agoura Hills' single-family neighborhoods.

The project complies with Goal LU-9 and Policy LU-9.1 by remaining in scale with the other residences in the neighborhood in terms of the lot size. Given the large front yard setback, the topography and landscaping, the development would not be readily visible from passers-by.

#### L. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorically Exempt from the CEQA Guidelines per Section 15303. This exemption includes, but is not limited to, the construction of a single-family residence and accessory structures. No significant environmental impacts are expected from development of this project. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

### III. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Conditional Use Permit Case No. CUP-01225-2016, Oak Tree Permit Case No. OAK-01226-2016, and Variance Case No. VAR-01227-2016, subject to Conditions, based on the findings of the attached Draft Resolutions.

### IV. ATTACHMENTS

1. Draft Resolution for Conditional Use Permit and Oak Tree Permit with Exhibit A – Conditions of Approval
2. Draft Resolution for Variance Request with Exhibit A – Conditions of Approval
3. Letter from the Old Agoura Homeowners Association
4. Vicinity Map
5. Rendering and color and material board
6. Reduced copies of project plans
7. Photographs of Property

Case Planner: Renee Madrigal, Associate Planner

DRAFT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-01225-2016 AND OAK TREE NO. OAK-01226-2016 FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE LOCATED AT 28236 DRIVER AVENUE; AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section I. Angelica Galvez, for Gadi Telem, filed an application with respect to the real property located at 28236 Driver Avenue, Assessor's Parcel Number 2055-005-042, requesting approval of Conditional Use Permit (Case No. CUP-01225-2016) to allow the construction of a new 4,165 square-foot, two-story residence; a 798 square-foot attached garage; a 259 square-foot covered patio; and a 276 square-foot barn; and a request for an Oak Tree Permit (Case No. OAK-01226-2016) to encroach into the protected zone of four (4) oak trees.

Section II. The project is a request for one single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), particularly Subsection (a). The project would not result in significant impacts to the environment. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on September 7, 2017, at 6:30 p.m. in the Council Chambers, City Hall, at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Conditional Use Permit. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section. 9673.2.E of the Agoura Hills Municipal Code, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The

proposed project is located within the Residential Low Density-Old Agoura Design Overlay-Equestrian Overlay (RL-OA-EQ) zoning districts, which allow for the development of single-family residences. The City's minimum development standards have been met for the zoning district with regard to lot coverage, lot size, and front and rear yard building setbacks from the property lines. The Planning Commission has considered a separate variance for the building height and side yard setbacks, which are not consistent with the City's minimum development standards.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed style of architecture and building materials of the residence, which include off-white natural wood siding with white trim, wood shutters, stone cladding, and a gray roof are compatible with the neighboring structures. The residence is to be located in the flatter portion of a sloped lot to minimize grading. The project is in compliance with the City's Architectural Design Guidelines and Standards of the Old Agoura Design and Equestrian Overlay Districts by providing for structures compatible with the natural environment and by providing an area for horse-keeping. The oak trees on-site and off-site will be preserved.

C. The proposed use and the conditions under which the project will be operated or maintained, will not be detrimental to the public health, safety or welfare, in that the proposed use will ensure adequate light, air and privacy, and open space to surrounding properties. Vehicular access to the property will be provided via Driver Avenue, and the driveway will be designed in accordance with City and Fire Department standards. Geological, geotechnical, and drainage studies, as well as landscape plans for the purpose of slope stability, have been reviewed and accepted by the City. The project is required to be constructed in full compliance with the City's Building Code.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications. The project meets the development standards of the underlying zoning districts relative to the required lot coverage, lot size, front and rear building setbacks, as well as the Old Agoura Design and Equestrian Overlay districts relative to the traditional style of architecture with natural materials and colors, native and drought-tolerant landscaping, minimization of grading, and sufficient area allotted for equestrian use. The applicant is requesting a Variance to exceed the maximum hillside building height limitation and to reduce the side yard setbacks.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The residence will be placed 220 feet, 7.5 inches from Driver Avenue, respecting the minimum front yard setback requirement of the zoning district. The distance to the closest home is approximately 24 feet, to the east. The proposed use is one single-family home with an accessory structure to be developed in the RL zone, which is the appropriate use for this parcel and, accordingly, its location in proximity to other single-family homes would not threaten the overall diversity of the community.

F. The proposed use is consistent with the City's General Plan. The project complies with Land Use and Community Form Goals LU-7 and LU-8 and applicable polices including Policy LU-7.1 Neighborhood Conservation, Policy LU-7.2 Housing Character and Design, Policy LU-8.1 Neighborhood Identity, Policy LU-8.2 Development Compatibility with Community Character, Policy LU-8.3 Integration of Development with Natural Setting, Policy LU-8.4 Property Setbacks, Policy LU-8.5 Building Materials and Colors, Policy LU-8.6 Landscaping, and Policy LU-8.7 Open Spaces. The project would be consistent with neighboring properties in terms of height, density, and protection of slopes. The lot size is similar to the neighboring properties. The project works with the landforms by utilizing the flatter portion of the lot, limiting grading. The architectural design is of high quality, as are the materials, which are natural and have neutral colors, reflecting a rustic theme. The residence is adequately articulated with varying architectural features and planes. The different building façade materials (wood, glass, wrought iron and stone) and features, including porch, patio, and decks, minimize the building mass. The plant palette incorporates native as well non-native but natural-looking trees and plant species. The oak trees will remain, thereby preserving the harmony of the natural native vegetation. The residence is setback over 200 feet from the public access. Hardscape is minimized on the property to just provide enough required access for the delivery of emergency services and access to the garage and retaining walls. The remainder of the development pad would be landscaped or covered with pavers. The proposed plans include a 1,503 square-foot equestrian area that is accessible from the driveway and adjacent to Driver Avenue. A 276 square-foot barn is also proposed. Therefore, the proposed project could support horses and other farm animals. The project complies with Goal LU-9 and Policy LU-9.1 Neighborhood Identity by remaining in scale with the other residences in the neighborhood in terms of the lot size. Given the large front yard setback, the topography and landscaping, the development would not be readily visible from passers-by.

Section VI. Hillside Area. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9652.15.A of the Zoning Ordinance, that:

A. The proposed project, as conditioned, is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, erosion hazards, or other hazards. The project is conditioned to comply with the Low Impact Development (LID) requirements of the Code to protect storm water quality and drainage. A preliminary geotechnical report has been approved by the City Geotechnical Consultant. Final geotechnical reports are required for review by the City prior to grading permit issuance. The Engineering/Public Works Department and Building and Safety Department have reviewed the project and imposed conditions to ensure the project would be consistent with safety requirements and would not pose a threat to life or property.

B. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area. The project does not protrude above any ridgelines. There are no General Plan designated ridgelines on or adjacent to the lot. No

known protected natural resource exists on the site and therefore no resource is expected to be impacted. Conditions to protect cultural resources, if encountered during construction, have been incorporated into the protect conditions of approval.

C. The project can be provided with essential public services and is consistent with the objectives and policies of the City General Plan. All utility services will be brought to the parcel without interference to the existing infrastructure. The property is required to connect to the public sewer system, similar to the adjacent properties.

D. The development will complement the community character and benefit current and future community residents. By providing amenities similar to other neighboring properties, such as space for equestrian activities, and utilizing materials, colors, and an architectural design compatible with Old Agoura, this project blends in with the community and will serve the current and future property owners.

E. The development as conditioned, is consistent with the general design and construction standards set forth in the Hillside Ordinance, including standards for density, open space, view preservation, fire protection, erosion control, drainage control, ridgelines, building design and landscaping. No ridgeline is identified in the General Plan in the vicinity of the project, therefore, no visual impact will result from the project. The project will not block views from the adjacent residences.

Section VII. Oak Tree Permit. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Oak Tree Permit, pursuant to Section 9657.5(C).

The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees on the subject and adjacent property. The proposed use will require encroachment in the protected zone of four (4) Valley Oak trees as a result of the construction. The impacts will not endanger the health of the remaining trees on the property based on the project plans because the development maintains a reasonable distance from the trees. The project is conditioned to plant one (1) new oak tree on the property, as mitigation for oak tree encroachments, in accordance with the City's Oak Tree Preservation Guidelines, Section 9657.5. The project is conditioned to protect the life of the remaining oak trees on the subject and adjacent properties by taking precautionary measures when grading in proximity of the oak trees, fencing the oak trees during the construction phase, and restricting further development from under the tree canopies.

Section VIII. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. CUP-01225-2016 and Oak Tree Permit Case No. OAK-01226-2016, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.



Section IX. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 7th day of September, 2017, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

\_\_\_\_\_  
Curtis Zacuto, Chairperson

ATTEST

\_\_\_\_\_  
Doug Hooper, Secretary

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**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
(Case Nos. CUP-01225-2016 and OAK-01226-2016)

**PLANNING DEPARTMENT**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of the Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts, all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plans, Elevation Plans, Floor Plans, Roof Plan, and Cross-Section, Grading Plan, and Landscape Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent of the Planning Commission that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in this permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Director of Planning.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.
10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.

11. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
12. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. CUP-01225-2016 and Oak Tree Permit Case No. 01226-2016 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
13. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$3.48 per square foot for residential construction.
15. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
17. In the event archaeological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist approved by the City Planning Department, and retained and paid for by the developer/applicant, has assessed the nature, extent, and potential significance of any remains pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.
18. If human remains are unearthed during ground disturbing activities, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the developer/contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) though to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assessed the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City.

19. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
20. A pre-construction conference shall be held prior to the issuance of a Grading Permit, with all construction personnel involved with the grading operations.
21. If substantial changes are made to the approved project plans, as determined by the Planning Director, the revised plans shall be subject to approval by the Planning Commission.
22. The applicant shall change the material of the balcony on top of the garage from stone to wood to match the house.
23. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

#### BUILDING AND SAFETY DEPARTMENT

24. All exterior materials used for eaves, sidings, porch, patio, decks, canopies, carport and other similar structures shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
25. A two (2) percent slope away from the structure for drainage (on the first five (5) feet) all around the new structure(s) shall be provided.

26. The applicant shall note on the plans that all new or replaced windows will be tempered on at least one side of the dual pane, or a 20 minute rated window or glass blocks per Section 704A.3.2.2 of the 2013 California Building Code.
27. This project is subject to the 2016 California Residential, Building, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and Agoura Hills Municipal Code.
28. Per AQMD Rule 445 only fireplaces fueled by gas (such as gas logs) may be installed in a new residence. Permanently installed indoor or outdoor wood-burning fireplaces or stoves are not permitted.
29. Fire Sprinklers will be required for all new structures per Section 903.2, Article VIII of the Agoura Hills Municipal Code 903.2.
30. A soils report is required to be submitted to the Building and Safety Department for this project.
31. Handrails shall be required for all exterior stairs with four (4) or more risers per 2016 California Building Code Section 311.7.8.
32. Los Angeles County Fire Department review and approval will be required for all new structures.
33. Las Virgenes Municipal Water District approval will be required.

#### PUBLIC WORKS/ENGINEERING DEPARTMENT

34. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
35. For all work within the public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us).
36. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department prior to the issuance of the grading permit.

37. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements, monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's standards and file the necessary information with the County Recorder's office.
38. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals, water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
39. The Grading Plan shall show locations of all oak trees, if any, within the vicinity of the site. Applicants shall adhere to all requirements pertaining to oak trees as outlined in the City's Oak Tree Consultant's conditions of approval, if any.
40. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
41. Prior to permitting, the project shall obtain a permit from the Los Angeles County Sewer Division, Las Virgenes Municipal Water District, and Los Angeles County Fire Department.
42. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the Engineering Department at (818) 597-7322 for approved City certification forms.
43. Prior to permitting, all public improvements shall be designed in accordance with City Code, Specifications, approved Specific Plan, and/or approved Conditions of Approval for the area. The project is required to install a new Portland cement concrete driveway approach, install a sewer lateral, and all water appurtenances shall be per Las Virgenes Municipal Water District's standards.
44. The following existing street being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay: Driver Avenue.
45. This property is within the Las Virgenes Municipal Water District (LVMWD) service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
46. The project is required to connect to the public 10 inch sewer main line (H-87) on Driver Avenue.
47. The applicant shall use existing laterals, wherever provided, for connection to the public sewer system.

48. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
49. Applicant shall submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual, is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
50. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
  - a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.
51. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Low Impact Development (LID) Plan shall be submitted to and approved by the Engineering Department. The LID Plan shall comply with the requirements of the LID Ordinance and Los Angeles County LID Standards Manual. The LID Plan shall include the following information:
  - Identification of whether the proposed project is a Designated or Non-Designated Project.
  - If the proposed project is a Designated Project, identification of the project category.



- Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer.
  - Source control measure(s) proposed to be implemented.
  - Calculation of the SWQDv.
  - Discussion on whether stormwater runoff harvest and use is feasible.
  - Stormwater quality control measure(s) proposed to be implemented.
  - Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only).
  - Proposed hydromodification controls and calculations (if necessary).
  - Proposed maintenance plan (if necessary).
52. All remaining fees/ deposits required by the Engineering Department must be paid in full prior to issuance of grading permit.
53. All requirements including construction of improvements covered in condition number 44 must be completed to the satisfaction of the City Engineer.
54. The applicants' Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City for City's inspection prior to scheduling of final inspection for acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (as-built) Drawings, satisfactory to the City, are submitted.
55. The applicants shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: [www.agoura-hills.ca.us](http://www.agoura-hills.ca.us).
56. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.
57. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

## GEOTECHNICAL CONDITIONS

58. The applicant shall comply with all the City Geotechnical Consultant's (GeoDynamics, Inc.) Conditions of Approval letter dated June 26, 2017.

## LANDSCAPE AND IRRIGATION CONDITIONS

59. The Final Landscape Plans shall substantially conform to the Landscape Preliminary Plan dated May 1, 2017, prepared by Greg Toland, Landscape Architect, as approved by the City of Agoura Hills Planning Commission.
60. The Landscape Plan shall include one (1) 24-inch box Valley Oak as mitigation for oak tree encroachments.
61. A note shall be included on the landscape plan that specifies if any tree of heaven (*Ailanthus altissima*) exists on the site, it shall be eradicated. Specify the method of eradication.
62. Prior to the approval of a grading permit, the applicant shall submit three (3) sets of Final Landscape and Irrigation Plans for review by the City Landscape Consultant and approval by the Planning Director. A California – licensed Landscape Architect shall prepare, stamp and sign the plans. The Plans shall be submitted with a copy of the following approved plans: Architectural Site Plan, Building Elevations and Final Grading Plan. Conditions of Approval shall also be submitted with the Landscape and Irrigation Plans. The Landscape and Irrigation Plan shall meet the requirements of the State Model Water Efficient Landscape Ordinance and Division 8, Chapter 6, Article IX of the Agoura Hills Municipal Code.
63. At the time of the Final Landscape Plans submittal, the project Landscape Architect shall provide the City with written confirmation that he / she has reviewed the civil engineering drawings and that the Landscape Plan is not in conflict with the requirements of the National Pollutant Discharge Elimination System (NPDES) or Low Impact Development Standards (LID).
64. On the Final Landscape Plan, plant symbols shall depict 75 percent of the size of the plant at maturity. Palm trees are not permitted in the City of Agoura Hills. All plant material shall be compatible with Sunset's Climate Zone 18.
65. The Final Landscape Plans shall include the following notes:
  - a. The project Landscape Architect shall inspect and certify in writing that the landscape installation is in conformance with the approved Landscape Plans.
  - b. Identification of the total square footage of the landscape area within the project.
  - c. Identification of the total square footage of the landscape area within the project.

66. The Final Irrigation Plans shall be provided separate from, but utilizing the same format as, the Planting Plans. The Final Irrigation Plans shall include calculations that demonstrate the irrigation design hydraulically works given the static and working design pressure of the system.
67. With the Final Landscape Plans, three (3) copies of planting and irrigation details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, instillation details and post installation maintenance.
68. The approved landscaping shall be continually maintained in a healthy state. Plants that die and plants that are damaged shall be immediately replaced with originally specified material.
69. Invasive non-native plants that can threaten the local wildland ecosystems are not permitted. These plants are listed in the California Invasive Plant Inventory published by the California Invasive Plant Council.
70. The Final Landscape Plan shall be approved by the Fuel Modification Unit of the County of Los Angeles Fire Department prior to the issuance of a building permit.
71. Landscaping and irrigation installation shall be subject to inspection and approval by the Planning Department prior to final building permit inspection.

#### OAK TREE CONDITIONS

72. The placement of impermeable surfaces covering 20 percent or more of a tree's total root zone could have permanent impacts to a tree due to soil compaction that can limit available oxygen and water to the tree's roots. An estimated 23 percent of the root zone of tree #2 will be permanently covered by the cement driveway, which is considered significant. Therefore, a minimum of one 24-inch box valley oak tree shall be incorporated into the landscape plan, planted on the property, and maintained in perpetuity by the property owner.
73. The applicant shall have a qualified arborist conduct a preliminary inspection of the root zone of the oak trees that would be encroached by the retaining wall, to verify if any major roots are present where trenching would occur. The preliminary inspection should consist of carefully hand-digging an exploratory trench a minimum of 12 inches deep to identify any roots from the adjacent oak trees. The applicant or designated arborist shall request an inspection of the exploratory trench/root zone by the City's Oak Tree Consultant to verify if any major roots are present and to determine appropriate measures to preserve the root(s). Under no circumstances may any roots from the adjacent oak trees (#3 and #4) be pruned without written authorization from the owner of the oak trees.

74. Any trenching associated with the retaining wall that is within the protective zone of an oak tree shall be accomplished with hand tools only and shall be supervised by a qualified arborist.
75. Exclusionary fencing consisting of chain-link, orange snow drift mesh fencing, or other suitable material shall be placed just outside of the protective zone of preserved oak trees during construction activities, so that access within the protective zones is prohibited during the construction phase of the project except for specifically approved work. Any work that will be conducted within the protective zone of an oak tree shall be accomplished under the direct supervision of a qualified arborist.
76. Care must be taken to limit grade changes near the protected zone of any oak tree. Grade changes can lead to plant stress from oxygen deprivation or oak root fungus at the root collar of oaks. Minor grade changes further from the trunk are not as critical but can negatively affect the health of the tree if not carefully monitored by a certified arborist. The grade shall not be lowered or raised around the trunks (i.e., within the protected zone) of any oak tree without prior authorization from the City.
77. No storage of equipment, supplies, vehicles, or debris shall be permitted within the protected zone of any oak tree.
78. No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste shall occur within the protected zone of any oak tree or uphill from the protected zone.
79. No temporary structures shall be placed within the protected zone of any oak tree not permitted for removal or encroachments.
80. If pruning is required, pruning shall be limited to the removal of dead wood, and stubs, or removal of branches 2 inches in diameter or less. Pruning methods shall be conducted in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20 percent of the tree canopy of any oak tree be removed. Cuts over 2 inches in diameter shall require authorization by permit from the City's Oak Tree Consultant.
81. Irrigation water shall not reach within 15 feet of any oak trunk or within the protected zone of an oak tree.
82. No vegetation shall be placed within the protective zone of an oak tree unless they are native low water use plants suitable for planting beneath oak trees and approved by the Planning Director.
83. A post-construction monitoring report shall be prepared and submitted to the Planning Department prior to Certificate of Occupancy by a qualified arborist

describing the measures implemented during construction to preserve oak trees on the property.

84. The Mitigation Recommendations indicated on page 4 of the Oak Tree Report shall be implemented, which includes A. protective chain-link fencing, B. arborist monitoring during work within the Protective Zone, and C. copies of documents and permit conditions onsite during construction. In addition, the Oak Tree Preservation Program indicated on page 4 of the Oak Tree Report shall also be appended to include: 1. Tree Protection, Pruning and Dead Wood Removal, Water and Fertilization, Diseases and Pests, Grading within the Protective Zone and Other Considerations.

#### SOLID WASTE MANAGEMENT

85. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Planning Department prior to issuance of a Building Permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
86. The project shall comply with the City's Waste Reduction & Recycling Plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
87. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE CASE NO. VAR-01227-2016 TO ALLOW AN INCREASE IN THE BUILDING HEIGHT OF A PROPOSED SINGLE-FAMILY RESIDENCE LOCATED AT 28236 DRIVER AVENUE FROM THE 15-FOOT MAXIMUM HILLSIDE HEIGHT LIMITATION TO THE PROPOSED TWENTY-SEVEN FEET, ONE INCH AND A REDUCTION IN THE SIDE YARD SETBACKS FROM 13.5 FEET TO 12 FEET (WEST) AND 12.5 FEET (EAST); AND MAKING THE FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section I. Angelica Galvez, for Gadi Telem, filed an application with respect to the real property located at 28236 Driver Avenue, Assessor's Parcel Number 2055-005-042, requesting approval of Variance (Case No. VAR-01227-2016) from Zoning Section 9607.1.A to allow an increase in the building height of the proposed residence from the 15-foot maximum hillside height limitation to the proposed twenty-seven feet, one inch, and a Variance from Zoning Section 9233.2.B to allow a reduction in the side yard setbacks from 13.5 feet to 12 feet on the western property line and 12.5 feet on the eastern property line.

Section II. The project is a request for one single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), particularly Subsection (a). The project would not result in significant impacts to the environment. No exception to this categorical exemption applies as set forth in Section 15300.2 of the CEQA Guidelines, including but not limited to, subsection (c), which relates to unusual circumstances that could have a significant effect on the environment.

Section III. The Planning Commission of the City of Agoura Hills considered the application at a public hearing held on September 7, 2017, at 6:30 p.m. in the Council Chambers, City Hall, at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section V. Variances. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9676.2.E of the Agoura Hills Municipal Code, that:

A. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification.

#### Building Height

The project site is on a slope that ascends south from Driver Avenue. However, like most development within the immediate vicinity, the property contains a relatively flat area within the southern portion of the parcel that would provide an adequate building pad. The building location would preclude the need for substantial grading on the steeper north facing slopes fronting Driver Avenue to establish an alternative stepped or terraced foundation design. The existing two-story residences to the east and west have been constructed within similar flat areas of their respective lots. The proposed building height of 27 feet, one inch is 12 feet, one inch higher than the 15-foot maximum hillside high limitation. The building height would be relatively similar to the height of the adjacent two-story residences. The enforcement of the City's hillside height limitation would result in substantial grading of the hillside and the removal of on-site oak trees, thus negatively impacting the natural environment within the Old Agoura Design District Overlay.

#### Side Yard Setbacks

The subject parcel is only 60.5 feet wide whereas the minimum required lot width in the RL zone is 75 feet. This existing non-conforming lot width, which is 19 percent narrower, constrains development on the property and deprives the property of privileges enjoyed by other property owners in this vicinity and under the identical zoning classification. Another adjacent residence has been granted a Variance for reduced side yard setbacks. The applicants have attempted to limit privacy impacts on the neighboring properties' side yards by strategically placing landscaping along the property lines.

B. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone.

#### Building Height

The project is proposed in a neighborhood that contains two-story buildings and similar lot shapes and sizes. The height of the existing single-family residences on either side of the parcel is in excess of the 15-foot hillside height limitation. The residence on the east side of the parcel has the same slope constraint and was granted a Variance in 2001. Therefore, the granting of the variance will not constitute the granting of special privileges inconsistent with other properties in the vicinity and zone.



### Side Yard Setbacks

The lot width of the other lots in the immediate vicinity are just as narrow. The project's narrowest proposed side yard was chosen on the west side where the off-site structure is situated the furthest from the property line.

C. The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance.

### Building Height

The strict interpretation of the Zoning Ordinance would result in the construction of a one-story, single-family residence. To provide a building similar in size and quality, the proposed residence would need to be one-story and of larger footprint, requiring significant grading within the steep north-facing hillside fronting Driver Avenue and possibly greater encroachment into, or removal, of oak trees. A larger footprint for a one-story building may not meet development standards on such a narrow lot. This degradation of the hillside environment would be inconsistent with the goals and objectives of the City's hillside design standards. The location of the proposed two-story residence would be consistent with the privileges given to the surrounding properties and would minimize impacts to the natural hillside environment and oak trees.

### Side Yard Setbacks

Strict interpretation of the code would result in a narrower building footprint. This could mean that a longer building with fewer building insets on the side elevations would be proposed. A longer building footprint could result in greater grading into steep slopes and further oak tree impacts.

D. The granting of the variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

### Building Height

The proposed design complies with all design requirements of the Old Agoura Design District Overlay, and is consistent with the existing single-family residences in the area. With the incorporation of natural building materials, neutral colors, traditional style architect and an equestrian use area, the project will be in harmony with the neighborhood. Although the proposed residence is to be 27 feet, 1 inch in height, the elevation change from Driver Avenue, south to the front of the residence, will significantly reduce the visibility of the two-story structure. The residence is sited behind the homes on either side of the subject lot to not obstruct views. Vehicular access to the property will be provided via Driver Avenue. The project provides a driveway that is approved by the Los Angeles County Fire Department to provide emergency services. The applicant will be required

to construct the project in full compliance with the City's Building Code. The site will be served by the public sewer system.

#### Side Yard Setbacks

The proposed residence is set back significantly from the street and would not negatively affect the streetscape. The house is set back 46 feet, 11 inches from the rear property line and would not impact properties to the south. The applicant has designed and located the residence to help maintain privacy to the neighbors to the north and south by maintaining the minimum required setback. A reduction of .5 to 1 foot for the side yard setback would still enable sufficient distance for privacy, light and air. The proposed building materials, design and colors would not detract from the aesthetic value of the area.

E. The granting of the variance will be consistent with the character of the surrounding area.

#### Building Height

The proposed project has been designed to preserve to the extent feasible the natural sloping topography. Other two-story homes in this area that did not receive a Variance were built prior to this code requirement and are in excess of the City's 15-foot hillside height limitation. Adjacent heights of homes are within 1-3 feet of the proposed residence. The project complies with the design requirements of the Old Agoura Design District Overlay, and provides an aesthetically pleasing design consistent with the existing single-family residences in the area.

#### Side Yard Setbacks

The lots on the south side of Driver Avenue are non-conforming in regard to lot width and side yard setbacks. The subject property is also non-conforming in regard to lot width and a reduction in the side yard setback would be consistent with the character of the surrounding area. The proposed location of the house is also similar to that of the surrounding properties, situated toward the rear (south) portion of the lots.

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Variance Case No. VAR-01227-2016, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.

Section VII. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 7<sup>th</sup> day of September, 2017, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

\_\_\_\_\_  
Curtis Zacuto, Chairperson

ATTEST

\_\_\_\_\_  
Doug Hooper, Secretary

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**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**(Case No. VAR-01227-2016)**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the applicants have agreed in writing that they are aware of, and accept, all conditions of this permit with the Planning Department.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits: Site Plans, Building Elevation Plans, Floor Plans, Roof Plan, Grading Plan, and Landscape Plan.
4. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the variance shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless this permit is used within two (2) years from the date of City approval, Conditional Use Permit Case No. VAR-01227-2016 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. Variance Case No. VAR-01227-2016 is valid only in conjunction with Conditional Use Permit Case No. CUP-01225-2016 and Oak Tree Permit Case No. OAK-01226-2016, and the conditions of approval therein. The effectiveness of this variance is contingent upon approval of those entitlements.
8. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses

for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

END

## **Old Agoura Home Owners Planning and Zoning Committee**

August 6, 2017

Attn: City of Agoura Hills Planning Dept.  
Re; 28236 Drivers Ave.

The Planning and zoning committee, from the Old Agoura Association has have reviewed the proposed project by Angelica Gomez Dated 10/20/15

The project, is a new single family dwelling. The plans state the house will be 4,165 S.F. The dimensions show the overall size of the house, closer to, 4,310 s.f., Inclusive of high ceiling areas: which is counted when calculating floor area.

This lot, is one of the last few empty lots toward the west end on Driver Ave. The lot is narrow and steep, with an average slope over 10%. The property is flanked by properties that have already been developed, under older guidelines. The adjacent properties are smaller in scale, and appear to be lower in height.

The side elevations shows a large structure with little or no articulation. We also believe the front elevation could be stepped back to allow for a lower, less massive looking structure.

The project as presented will require a height variance. While high ceilings are desirable, given the newer height restrictions, we believe, the development should be lower, to mitigate the visual impact.

The project as presented, will require a side yard setback variance. As drawn, a 13'6" side yard setback is required. The plans call for a 12' side yard. The height, coupled with narrow side yard setback, may have a negative impact on the adjoining properties.

The project as presented Exceeds the maximum square footage allowed. Given the size and slope of the lot, we believe, this smaller lot should be developed within the Old guidelines.

We are happy to see the oak trees are being preserved, and we appreciate the architecture, and many of the artistic details shown.

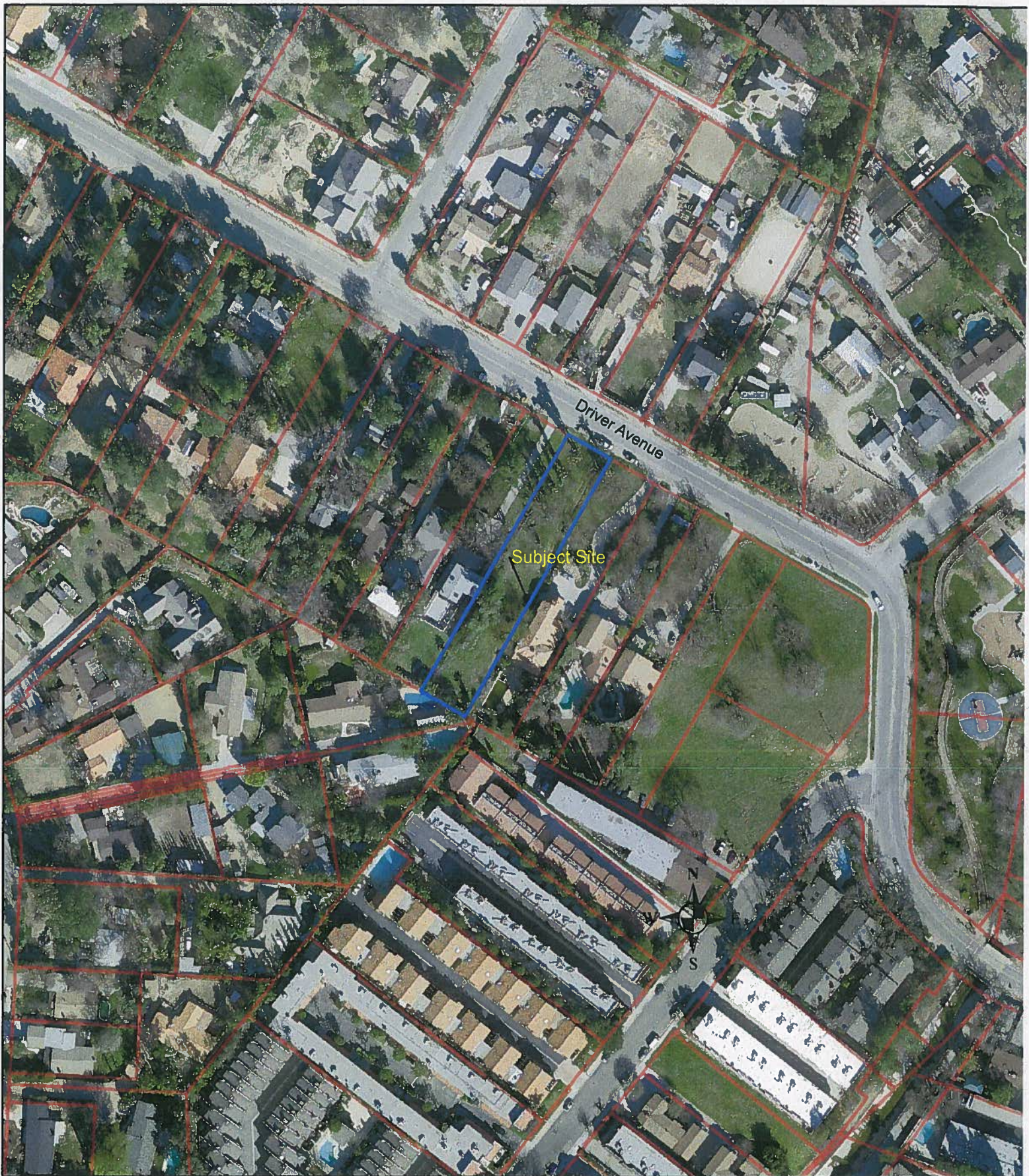
Give the aforementioned, we cannot support the project as drawn. We encourage the applicant to consider the neighbors, "scale down" the project: pay homage to our guidelines.

We thank staff and the planning commission for the opportunity to review this project.

Thank you.  
Phil Ramuno  
Daniel Farkash  
Mike Colabella



CUP-01225-2016, OAK-01226-2016 and VAR-01227-2016 (Telem)



SW 7004  
Snowbound

256-C2

**WINDOWS, DOORS, MOLDING & DETAILS**

WOOD. PAINTING: "SHERWIN WILLIAMS"  
SNOWBOUND 256-C2



**STONE VENEER**

"NATURAL STONE VENEERS"  
BLUEWATER

PM-21

sail cloth

**WOOD SIDING COLOR**

PAINTING: BENJAMIN MOORE  
COLOR SAIL CLOTH PM21



**WALLS**

JAMES HARDIE CEMENT BOARD

2118-20

toucan black

**WOOD SHUTTERS**

PAINTING: "BENJAMIN MOORE"  
TOUCAN BLACK 2118-20



**ROOF**

OAKRIDGE ESTATE GRAY  
LAMINATE SHINGLES



REVISIONS	DATE



DESIGNER:  
ANGELICA GALVEZ  
123 N ORLANDO AVE #E  
LOS ANGELES, CA, 90048  
(310) 210-9215

OWNER:  
GADI TELEM  
4241 BON HOMME RD.  
CALABASAS, CA, 91302  
(818) 517-9424

PROJECT:  
SINGLE FAMILY RESIDENCE  
28236 DRIVER AVE.  
AGOURA HILLS, CA, 91301



Date: 04/24/16  
Scale: 1/8" = 1'-0"  
Title: MATERIALS & COLOR  
Sheet: 1 OF 1

# TELEM RESIDENCE

28236 DRIVER AVE.  
AGOURA HILLS, CALIFORNIA 91301



ANGELICA  
GALVEZ  
DEUTSCH

12511 COMAHOE AVE. SUITE E  
LOS ANGELES, CALIFORNIA 90025  
TEL: 910 / 210 9113  
WWW.AGDARCHITECTS.COM

AGD ARCHITECTS AND ASSOCIATES  
IS AN EQUAL OPPORTUNITY EMPLOYER  
AND PROVIDES REASONABLE ACCOMMODATIONS  
FOR INDIVIDUALS WITH DISABILITIES.  
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FILE	DATE	DESCRIPTION
01	01/15/13	CONCEPT
02	01/22/13	SCHEMATIC
03	02/05/13	PRELIMINARY
04	02/12/13	PERMITS
05	02/19/13	CONTRACT
06	02/26/13	FOUNDATION
07	03/05/13	FOUNDATION
08	03/12/13	FOUNDATION
09	03/19/13	FOUNDATION
10	03/26/13	FOUNDATION
11	04/02/13	FOUNDATION
12	04/09/13	FOUNDATION
13	04/16/13	FOUNDATION
14	04/23/13	FOUNDATION
15	04/30/13	FOUNDATION
16	05/07/13	FOUNDATION
17	05/14/13	FOUNDATION
18	05/21/13	FOUNDATION
19	05/28/13	FOUNDATION
20	06/04/13	FOUNDATION
21	06/11/13	FOUNDATION
22	06/18/13	FOUNDATION
23	06/25/13	FOUNDATION
24	07/02/13	FOUNDATION
25	07/09/13	FOUNDATION
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34	09/10/13	FOUNDATION
35	09/17/13	FOUNDATION
36	09/24/13	FOUNDATION
37	10/01/13	FOUNDATION
38	10/08/13	FOUNDATION
39	10/15/13	FOUNDATION
40	10/22/13	FOUNDATION
41	10/29/13	FOUNDATION
42	11/05/13	FOUNDATION
43	11/12/13	FOUNDATION
44	11/19/13	FOUNDATION
45	11/26/13	FOUNDATION
46	12/03/13	FOUNDATION
47	12/10/13	FOUNDATION
48	12/17/13	FOUNDATION
49	12/24/13	FOUNDATION
50	12/31/13	FOUNDATION

## TELEM RESIDENCE

OWNER:  
Gadi Telem  
4241 Ben Horne Rd.  
Calabasas CA 91302  
818 / 517 - 9424

PROJECT:  
Single Family Residence  
28236 Driver Ave.  
Agoura Hills, CA  
91301

DATE	REVISION

COVER SHEET

A - 0.00

### SHEET INDEX

- DESIGN SHEETS**
- A-0.00 COVER SHEET, DRAWING INDEX, VIGNETTE MAP, PROJECT INFORMATION, GRAPHIC SYMBOLS
  - A-1.00 SITE PLAN & SURVEY (1/8" = 1'-0" SCALE)
  - A-1.01 SITE PLAN (1/8" = 1'-0" SCALE)
  - A-1.02 SITE PLAN (1/8" = 1'-0" SCALE)
  - A-2.00 LUMBER LEVEL & ENTRY LEVEL
  - A-2.01 UPPER LEVEL & ENTRY LEVEL
  - A-2.02 ELEVATIONS
  - A-2.03 ELEVATIONS
  - A-2.04 SECTION

### PROJECT TEAM

**OWNER**  
GADI TELEM  
4241 BEN HORNE RD.  
CALABASAS, CA 91302  
(818) 517-9424

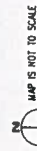
**DESIGNER**  
ANGELICA GALVEZ  
12511 COMAHOE AVE. E  
LOS ANGELES, CA 90025  
(310) 210-9113

**GEOTECHNICAL ENGINEER**  
CAMWEST GEOTECHNICAL CONSULTING ENGINEERS  
889 PERINE COURT, SUITE 101  
THOUSAND OAKS, CA 91320  
(818) 991-7143

**CIVIL ENGINEER**  
THAME LE & ASSOCIATES  
155 S. EL MOLINO AVE., SUITE 102  
PASADENA, CA 91101  
OFFICE: (818) 839-3482  
CELL: (818) 731-1539  
thamele.com

**OAK TREE REPORT**  
L. HENMAN DESIGN GROUP, INC.  
31300 WA COLINAS SUITE 104  
WESTLAKE, WILMIRE, CA 91362  
OFFICE: (818) 991-3008  
AL: (818) 991-3010  
lhdesign.com

### VICINITY MAP



### PROJECT INFORMATION

**CLIENT:** GADI TELEM  
4241 BEN HORNE RD.  
CALABASAS, CA 91302

**BUILDING ADDRESS:** 28236 DRIVER AVE.  
AGOURA HILLS, CA 91301

**PARCEL #:** 8451

**TRACT #:** 2005-005-042

**LOT:** 15

**BLOCK:** 5

**OCCUPANCY GROUP:** R - JUNCTION J-U

**ZONING:** R-20000-04-00

**CONSTRUCTION TYPE:** V-S CONSTRUCTION

**LEGAL DESCRIPTION:** THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: TRACT 15, BLOCK 5, LOT 15, OF THE MAP RECORDED IN BOOK 2005, PAGE 5 INCLUSIVE OF SAID COUNTY.

**PROJECT DESCRIPTION:** NEW 4,163 S.F. 2-STORY SINGLE FAMILY RESIDENCE WITH 786 S.F. GARAGE & 239 S.F. COVERED PATIO, NEW DRIVEWAY AND RETAINING WALLS

**BUILDING HEIGHT:** 30'-0"

**SETBACKS:** FRONT 12'-0"  
SIDE 12'-0"  
REAR 12'-0"  
REAR 4'-11"

**LOT AREA:** 72,001 S.F.

**IMPERMEABLE LOT COVERAGE:** 6,177 S.F. / 21,001 S.F. = 29%

**PERMEABLE LOT COVERAGE:** 5,984 S.F. / 71,001 S.F. = 26%

**SPRINKLERS:** YES

**APPLICABLE CODE:**  
CBC = CALIFORNIA RESIDENTIAL CODE 2016 EDITION  
CBC = CALIFORNIA BUILDING CODE 2016 EDITION  
CFC = CALIFORNIA FIRE CODE 2016 EDITION  
CPC = CALIFORNIA PLUMBING CODE 2016 EDITION  
CEC = CALIFORNIA ELECTRICAL CODE 2016 EDITION  
CGC = CALIFORNIA GREEN BUILDING CODE 2016 EDITION  
AMC = AGOURA HILLS MUNICIPAL CODE 2016 EDITION

### SPACE ANALYSIS

CURTY / COV.	1,143 S.F.
UNRECOVERED	4,163 S.F.
COVERED PATIO	239 S.F.
GARAGE	786 S.F.
TOTAL DEVELOPMENT	5,222 S.F.
NET AREA	1,643 S.F.
NET AREA	239 S.F.

### SYMBOLS

- CONSTRUCTION**
- NEW WALL
  - EXISTING CONSTRUCTION TO BE DEMOLISHED
  - EXISTING CONSTRUCTION TO REMAIN
  - ELEVATION DATUM POINT
  - ALIGN WITH ESTABLISHED SURFACES
  - AS NOTED
  - SHEET NOTE
  - REVISION REFERENCE
  - LOCATION ON ROW WHERE SHOWN
  - ROW ON ELEVATION SHEET WHERE SHOWN
  - ROW WHERE SHOWN
  - AREA TO BE DETAIL
- FIRE PROTECTION**
- HANDHELD SMOKE DETECTOR
  - W/BATTERY BACKUP
  - CARBON MONOXIDE DETECTOR
- MECHANICAL**
- ENERGY STAR COMPLIANT EXHAUST FAN W/ HUMIDITY CONTROL
- ELECTRICAL**
- CEILING FUTURE
  - PONDANT LIGHT FIXTURE
  - FLUORESCENT DOWNLIGHT
  - LOW VOLTAGE/POW DENSITY
  - RECESSED LIGHT
  - WALL MOUNTED LIGHT FIXTURE OR SOURCE
  - TWO WAY SWITCH
  - THREE WAY SWITCH
  - TIME SWITCH
  - DIMMER
  - DOOR MOTION SWITCH
  - DUPLEX RECEPTACLE OUTLET
  - QUADPLEX RECEPTACLE OUTLET
  - GROUND FAULT INTERRUPTER OUTLET
  - FLOOR DUPLEX RECEPTACLE OUTLET
  - BATHROOM FAN
  - TELEPHONE/DATA
  - THERMOSTAT
  - TELEVISION OUTLET

### ABBREVIATIONS

A	AS SHOWN
B	BUILDING
C	CITY
D	DRAWING
E	ELEVATION
F	FLOOR
G	GARAGE
H	HANDHELD
I	INTERIOR
J	JUNCTION
K	KITCHEN
L	LIVING
M	MATERIAL
N	NET
O	OUTLET
P	PATIO
Q	QUADPLEX
R	REAR
S	SMOKE
T	TRAP
U	UNIT
V	VOLUNTARY
W	WALL
X	EXHAUST
Y	YARD
Z	ZONING

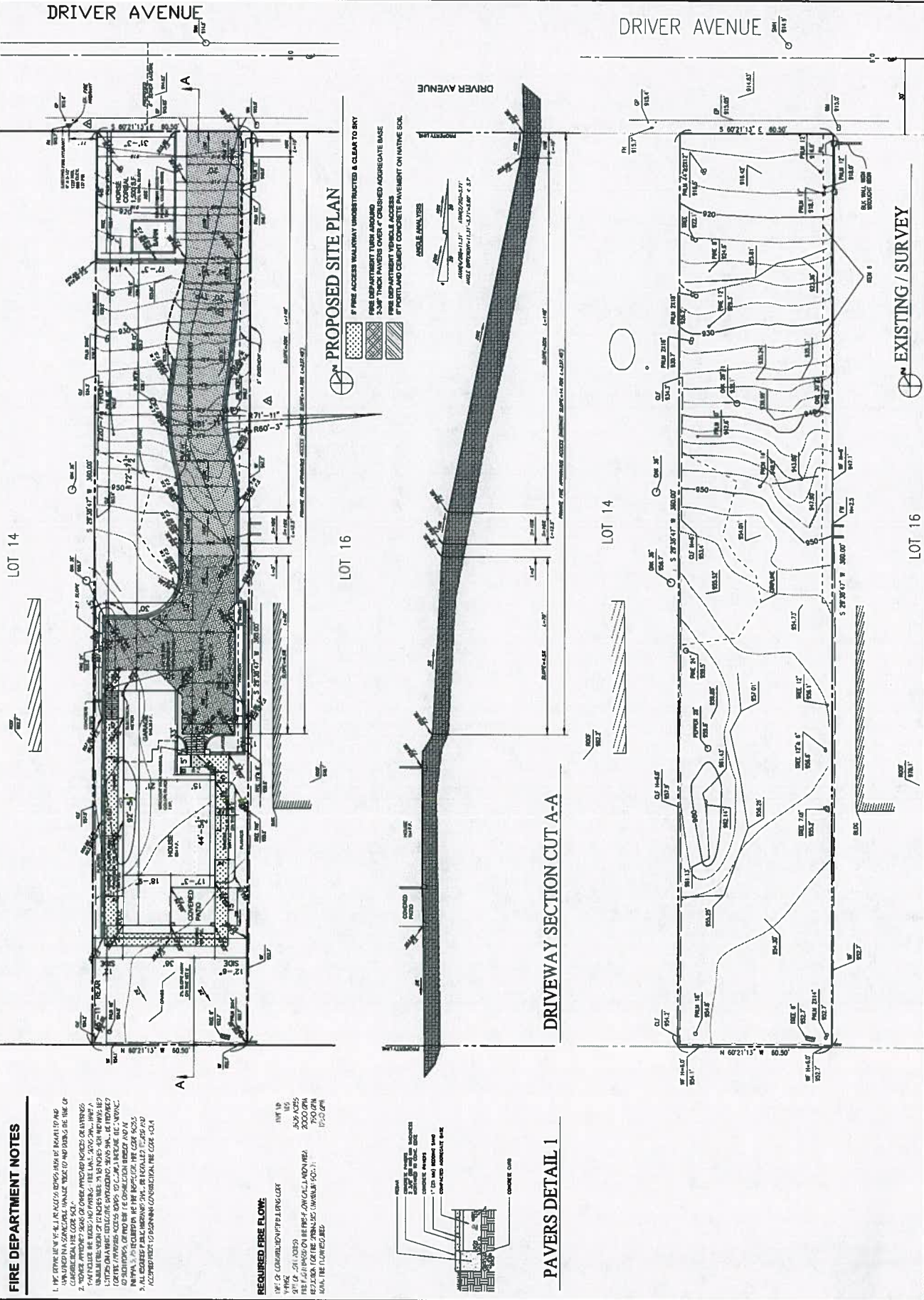
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DATE	BY	DESCRIPTION
01/15/2018	A. GALVEZ	CONCEPT PLAN
02/15/2018	A. GALVEZ	PRELIMINARY PLAN
03/15/2018	A. GALVEZ	FINAL PLAN
04/15/2018	A. GALVEZ	AS-BUILT PLAN

**TELEM RESIDENCE**  
**OWNER:**  
 Gadi Tekem  
 4241 Bon Homme Rd.  
 Calabasas CA 91302  
 818 / 317 - 9424

**PROJECT:**  
 Single Family Residence  
 28336 Driver Ave.  
 Agoura Hills, CA  
 91301

**DATE:** 01/15/2018  
**BY:** ANGELICA GALVEZ  
**SCALE:** AS SHOWN  
**TITLE:** SITE PLAN & SURVEY  
**HEET:** A - 1.00

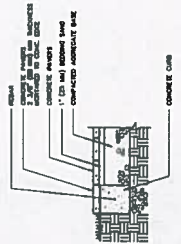


**FIRE DEPARTMENT NOTES**

1. THE DRIVEWAY SHALL BE ACCESSIBLE TO FIRE DEPARTMENT VEHICLES AT ALL TIMES AND SHALL BE MAINTAINED IN A SAFE AND SOUND MANNER.
2. THE DRIVEWAY SHALL BE ACCESSIBLE TO FIRE DEPARTMENT VEHICLES AT ALL TIMES AND SHALL BE MAINTAINED IN A SAFE AND SOUND MANNER.
3. THE DRIVEWAY SHALL BE ACCESSIBLE TO FIRE DEPARTMENT VEHICLES AT ALL TIMES AND SHALL BE MAINTAINED IN A SAFE AND SOUND MANNER.

**REQUIRED FIRE FLOW:**  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI

**REQUIRED FIRE FLOW:**  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI  
 150 GPM @ 100 PSI



**PAVERS DETAIL 1**

**PROPOSED SITE PLAN**

- 1. FIRE ACCESS WALKWAY UNOBSERVED & CLEAN TO SKY
- 2. FIRE DEPARTMENT TURN AROUND
- 3. 2-3" THICK PAVERS OVER 4" CURBED AGGREGATE BASE
- 4. FIRE DEPARTMENT VEHICLE ACCESS
- 5. PORTLAND CEMENT CONCRETE PAVEMENT ON NATIVE SOIL



**DRIVEWAY SECTION CUT A-A**

**EXISTING / SURVEY**



ARCHITECTS  
ANGELICA  
GALLEZ  
DEUTSCH

18140 VAN LINDEN AVE. #100  
LOS ANGELES, CA 90044  
TEL. 310 / 210 8218  
WWW.AGDARCHITECTS.COM

ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.  
CONCRETE SHALL BE 4000 PSI STRENGTH AND SHALL BE FINISHED TO THE FINISH OF THE CONCRETE.  
PAVERS SHALL BE 18" X 18" X 2" THICK AND SHALL BE SET IN A 1" SAND BED.  
SLOPES SHALL BE INDICATED BY THE SLOPE SYMBOL.  
AND ARCHITECTS

NO.	DESCRIPTION	DATE
1	CONCEPT	10/15/14
2	SCHEMATIC	11/10/14
3	PRELIMINARY	12/15/14
4	FINAL	01/15/15
5	AS BUILT	03/15/15

TELEM  
RESIDENCE

OWNER:  
Gadi Tekem  
4241 Bon Homme Rd.  
Calabasas CA 91302  
818 / 517 - 9424

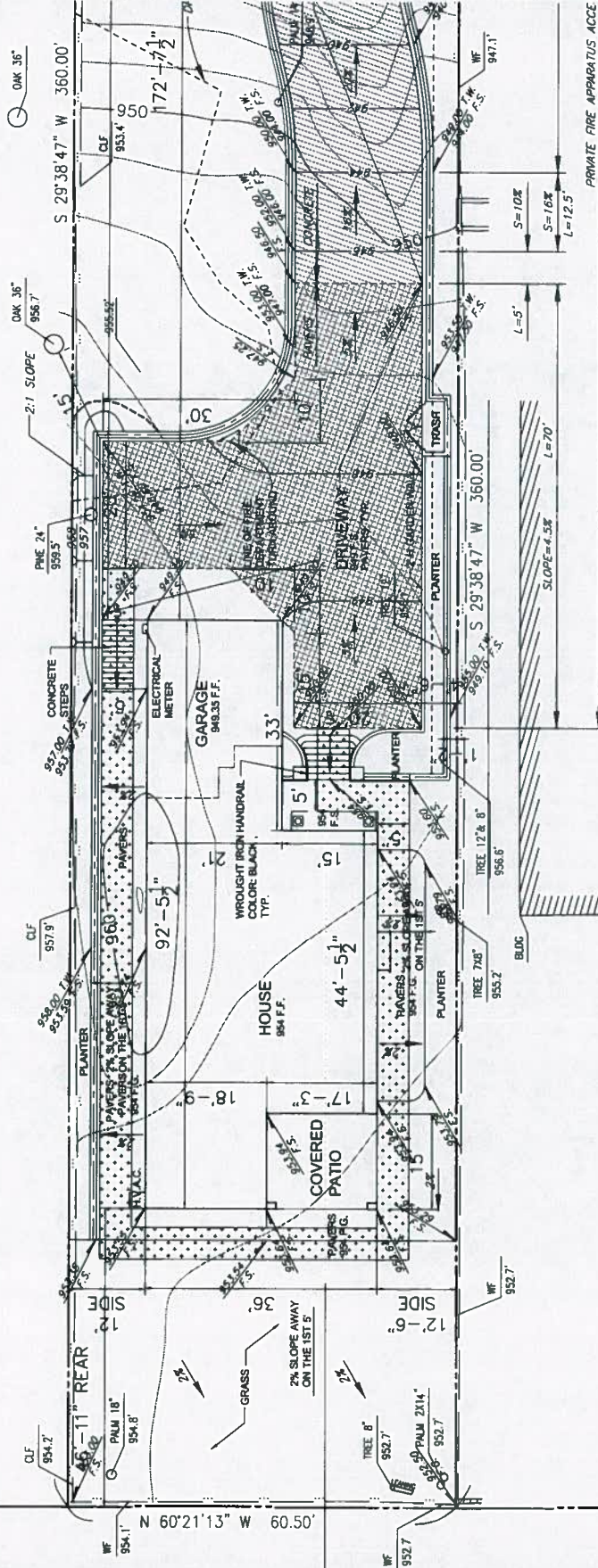
PROJECT:  
Single Family Residence  
20236 Dryden Ave.  
Agoura Hills, CA  
91301

DATE	BY	FOR
10/15/14	AGD	OWNER
11/10/14	AGD	OWNER
12/15/14	AGD	OWNER
01/15/15	AGD	OWNER

AS BUILT PLAN  
BLOW UP 1

SHEET  
A - 1.01

LOT 14



LOT 16



PROPOSED SITE PLAN

NO.	DATE	DESCRIPTION
1	08/15/17	PRELIMINARY
2	08/15/17	REVISED
3	08/15/17	REVISED
4	08/15/17	REVISED
5	08/15/17	REVISED
6	08/15/17	REVISED
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99	08/15/17	REVISED
100	08/15/17	REVISED

**TELEM RESIDENCE**

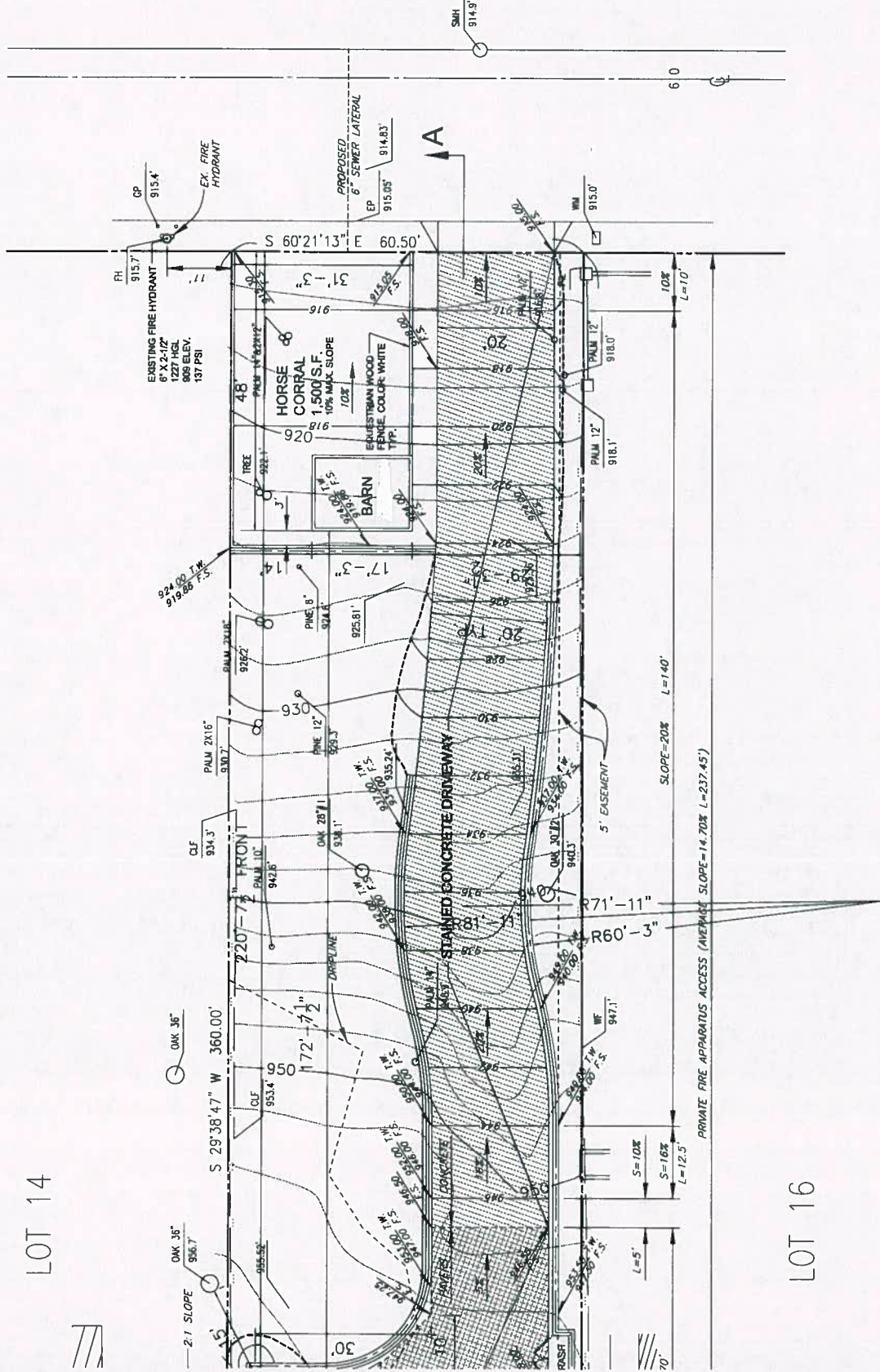
**OWNER:**  
 Gadi Telam  
 4241 Bon Homme Rd.  
 Calabasas CA 91302  
 818 / 517 - 9424

**PROJECT:**  
 Single Family Residence  
 28236 Driver Ave.  
 Agoura Hills, CA  
 91301

NO.	DATE	DESCRIPTION
1	08/15/17	PRELIMINARY
2	08/15/17	REVISED
3	08/15/17	REVISED
4	08/15/17	REVISED
5	08/15/17	REVISED
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98	08/15/17	REVISED
99	08/15/17	REVISED
100	08/15/17	REVISED

AS BUILT PLAN  
 SHEET  
 A - 1.02

# DRIVER AVENUE



## PROPOSED SITE PLAN

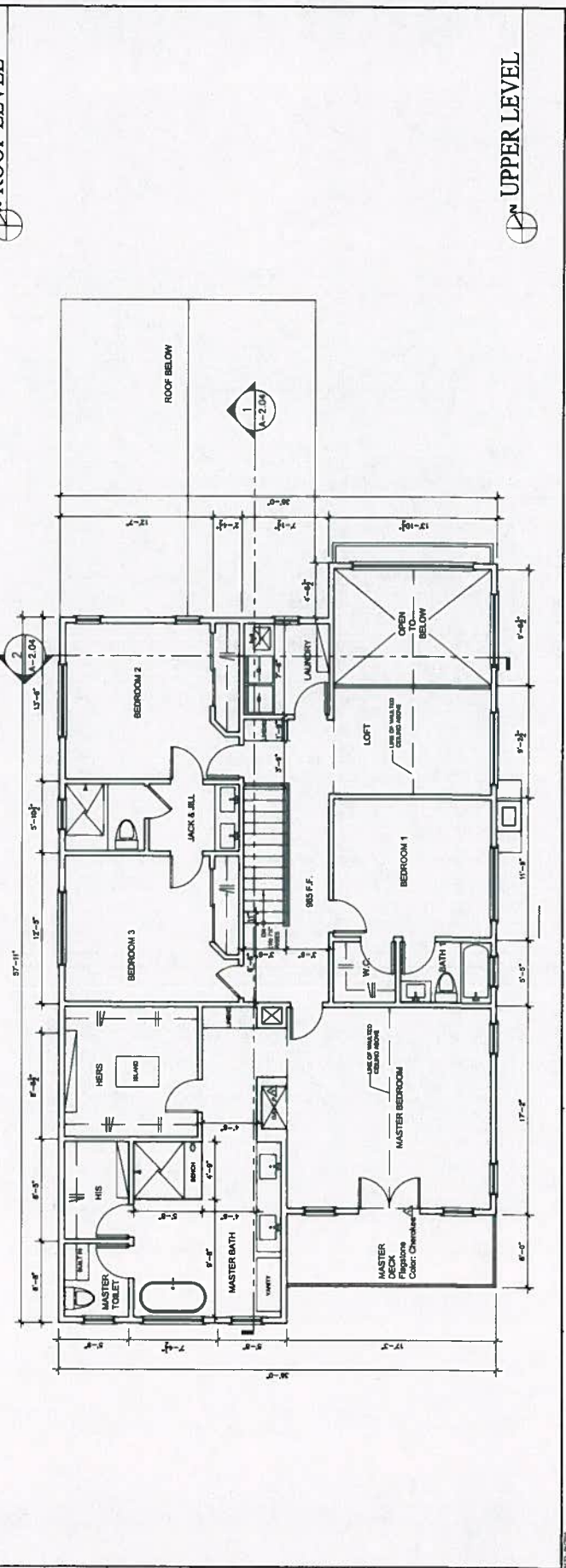
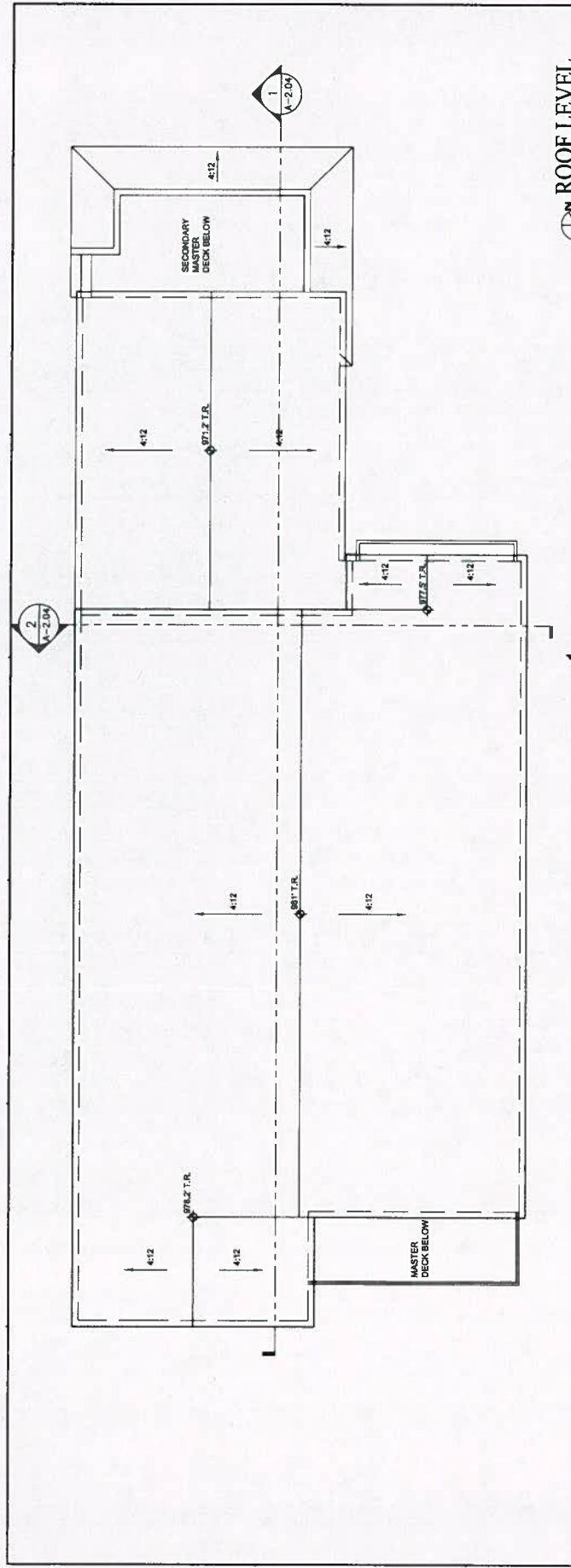


NO.	DATE	DESCRIPTION
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17	08/11/08	REVISED
18	08/11/08	REVISED
19	08/11/08	REVISED
20	08/11/08	REVISED

**TELEM RESIDENCE**  
 OWNER: Gadi Telem  
 4241 Bon Homme Rd.,  
 Chatsbas CA 91302  
 818 / 517 - 9424

PROJECT: Single Family Residence  
 28236 Driver Ave.  
 Agoura Hills, CA  
 91301

DATE	NO.	DESCRIPTION
08/11/08	1	PRELIMINARY
08/11/08	2	REVISED
08/11/08	3	REVISED
08/11/08	4	REVISED
08/11/08	5	REVISED
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08/11/08	16	REVISED
08/11/08	17	REVISED
08/11/08	18	REVISED
08/11/08	19	REVISED
08/11/08	20	REVISED





REV.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMITS
2	09/08/11	ISSUED FOR PERMITS
3	09/08/11	ISSUED FOR PERMITS
4	09/08/11	ISSUED FOR PERMITS
5	09/08/11	ISSUED FOR PERMITS
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13	09/08/11	ISSUED FOR PERMITS
14	09/08/11	ISSUED FOR PERMITS
15	09/08/11	ISSUED FOR PERMITS

**TELEM  
RESIDENCE**

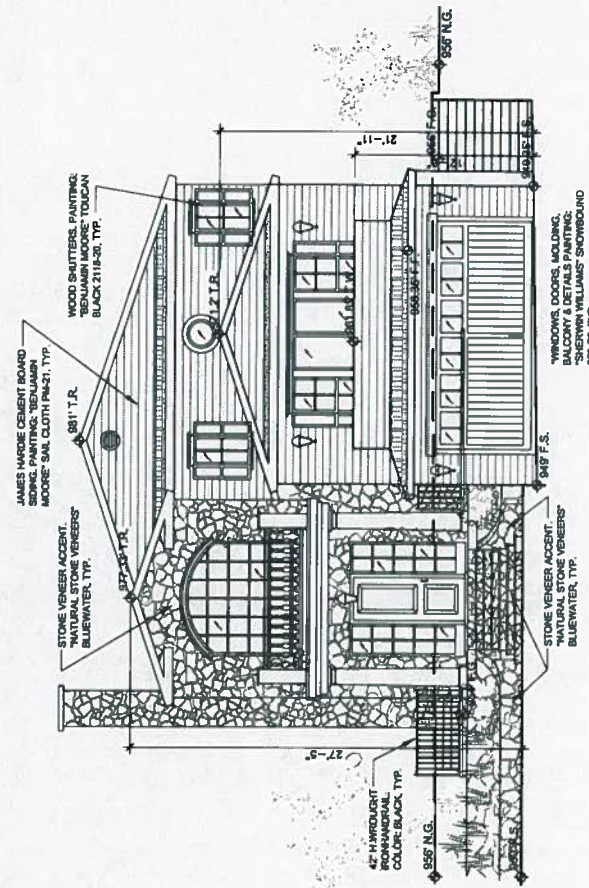
**OWNER:**  
Gadi Telem  
4241 Bon Homme Rd.  
Calabasas CA 91302  
818 / 517 - 9424

**PROJECT:**  
Single Family Residence  
28226 Lull Ave.  
Agoura Hills, CA  
91301

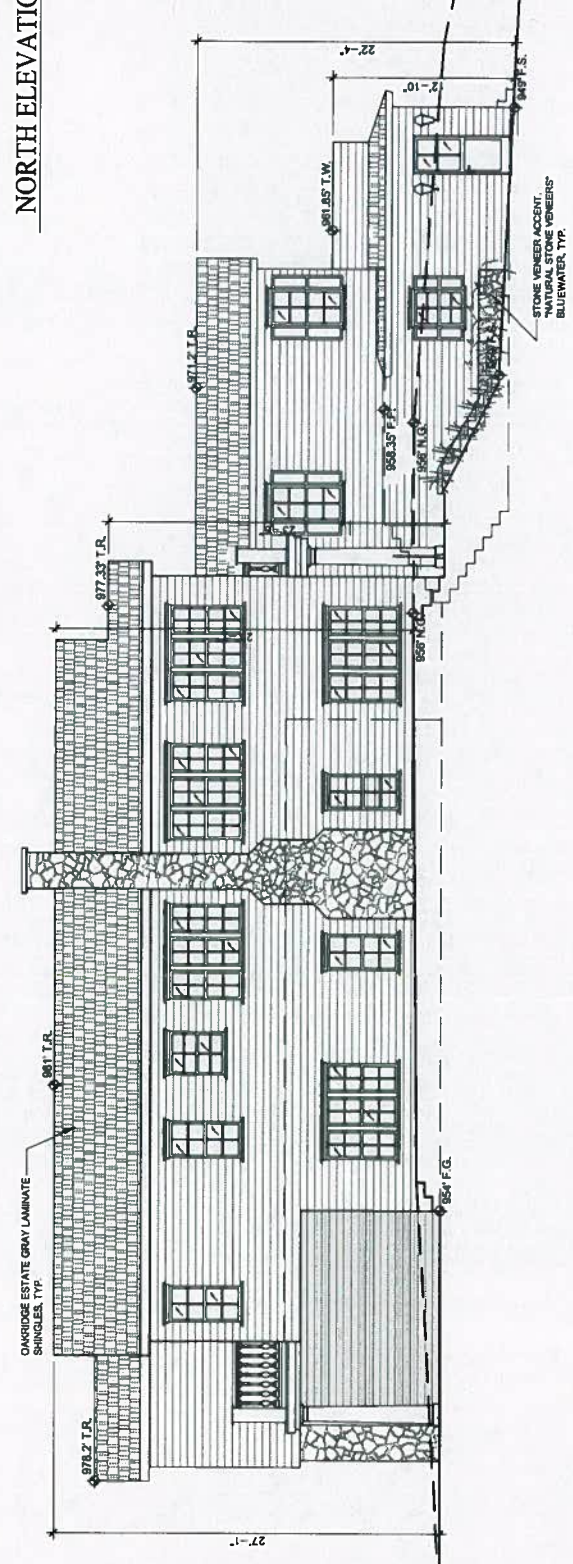
DATE	BY	CHECKED	SCALE	DATE

**ELEVATIONS**

A - 2.02



**NORTH ELEVATION**



**EAST ELEVATION**



**ARCHITECTS**

ANGELICA  
GALVEZ  
DEUTSCH

1281 N ORLANDO AVE, #101 E  
LOS ANGELES, CALIFORNIA 90006  
WWW.AGDARCHITECTS.COM

ALL DRAWINGS AND NOTATIONS  
CONTAINED HEREIN ARE THE PROPERTY  
OF AGD ARCHITECTS AND SHALL REMAIN  
THE PROPERTY OF AGD ARCHITECTS.  
NO PART OF THIS DRAWING IS TO BE  
REPRODUCED OR TRANSMITTED IN ANY  
FORM OR BY ANY MEANS, WITHOUT THE  
WRITTEN CONSENT OF AGD ARCHITECTS.

DATE	DESCRIPTION
11/21/12	CONCEPT
12/11/12	SCHEMATIC
01/15/13	PRELIMINARY
02/20/13	PERMIT SET
03/27/13	FINAL SET
04/10/13	CONSTRUCTION

**TELEM  
RESIDENCE**

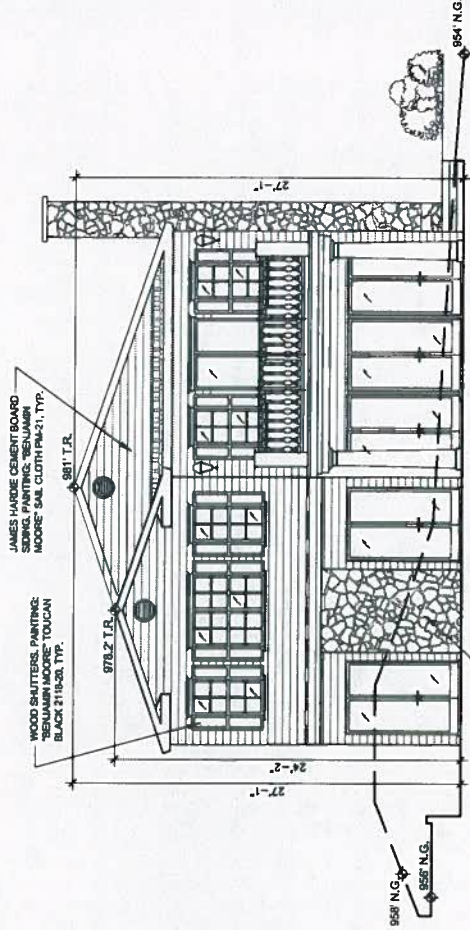
**OWNER:**  
Gadi Telem  
4241 Bon Homme Rd.  
Calabasas CA 91302  
818 / 517 - 9424

**PROJECT:**  
Single Family Residence  
28236 Diner Ave  
Agoura Hills, CA  
91301

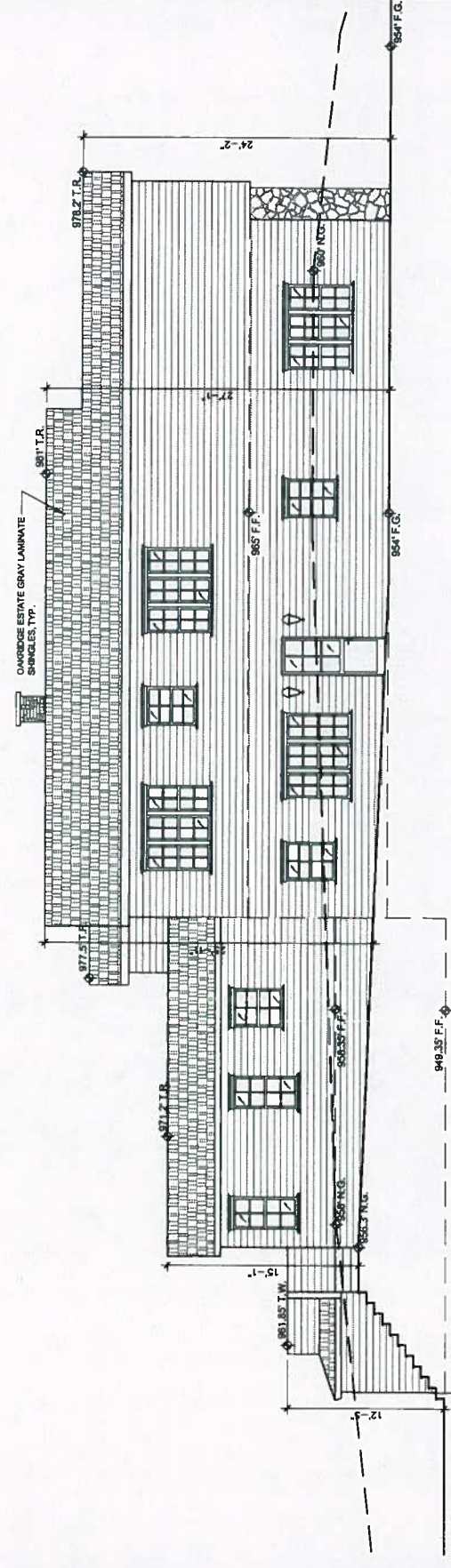
DATE	SCALE	BY	CHECKED
11/21/12	1/4" = 1'-0"	AG	AG

**ELEVATIONS**

SHEET  
**A - 2.03**



**SOUTH ELEVATION**



**WEST ELEVATION**

NO.	DATE	DESCRIPTION
1	10/10/14	FINAL
2	10/10/14	REVISIONS
3	10/10/14	REVISIONS
4	10/10/14	REVISIONS
5	10/10/14	REVISIONS
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11	10/10/14	REVISIONS
12	10/10/14	REVISIONS
13	10/10/14	REVISIONS
14	10/10/14	REVISIONS
15	10/10/14	REVISIONS
16	10/10/14	REVISIONS
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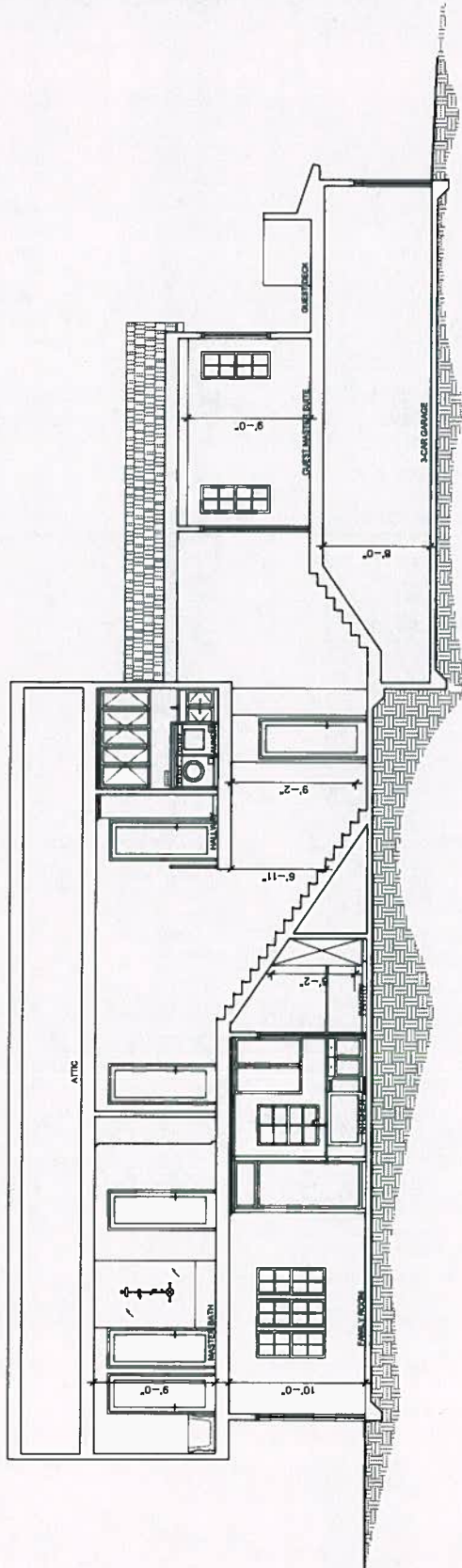
**TELEM  
RESIDENCE**

**OWNER:**  
Gadi Telem  
4241 Bom Homme Rd.  
Calabasas CA 91302  
818 / 517 - 9424

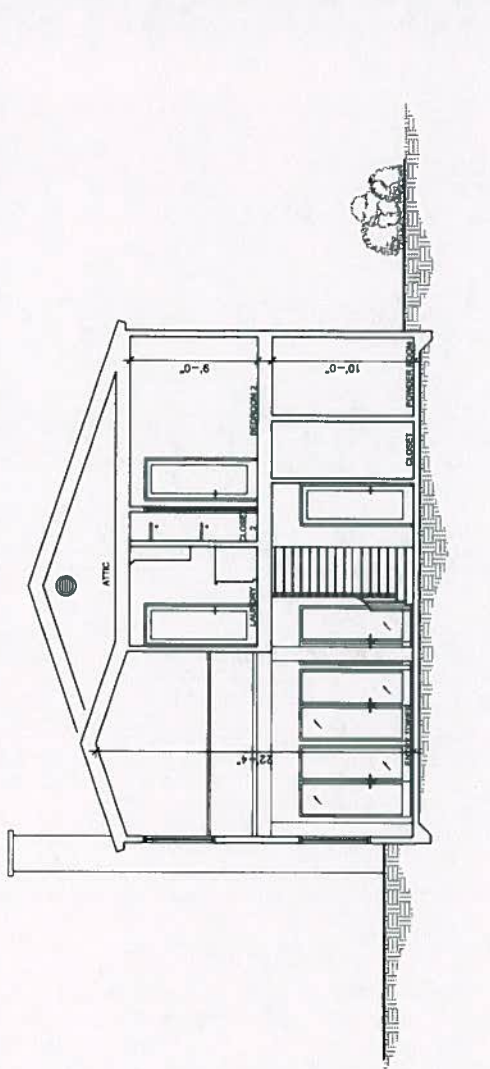
**PROJECT:**  
Single Family Residence  
28236 Driver Ave.  
Agoura Hills, CA  
91301

DATE	10/10/14
PROJECT	TELEM RESIDENCE
SCALE	AS SHOWN

**SECTIONS**  
SHEET  
**A - 2.04**



**SECTION 1**



**SECTION 2**

**GRADING NOTES**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLES 4 OF THE AGOURA HILLS MUNICIPAL CODE.
2. A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROXIMATE CITY REPRESENTATIVES.
3. ALL EXISTING MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
4. ALL EROSION AND SOIL RECOVERY MEASURES SHALL BE DESIGNED BY THE CONTRACTOR OR ENGINEER AND SHALL BE IN ACCORDANCE WITH THE CITY'S EROSION CONTROL PLAN AND SOIL RECOVERY MEASURES. ALL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY'S EROSION CONTROL PLAN AND SOIL RECOVERY MEASURES.
5. ANY CHANGES IN THE WORK PERSON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND LOCAL AGENCIES.
7. REPORTS REQUIRED:
  - a. EROSION CONTROL REPORT: PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A REPORT ON EROSION CONTROL MEASURES SHALL BE SUBMITTED TO THE CITY AND LOCAL AGENCIES THAT ALL EROSION CONTROL HAS BEEN COMPLETED FOR THE APPROVED GRADING PLAN.
  - b. SOIL RECOVERY REPORT: PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A REPORT ON SOIL RECOVERY MEASURES SHALL BE SUBMITTED TO THE CITY AND LOCAL AGENCIES THAT ALL SOIL RECOVERY MEASURES HAVE BEEN COMPLETED.
  - c. EROSION CONTROL AND SOIL RECOVERY MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY'S EROSION CONTROL PLAN AND SOIL RECOVERY MEASURES.
  - d. ALL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY'S EROSION CONTROL PLAN AND SOIL RECOVERY MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND LOCAL AGENCIES.
9. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS. ALL EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
10. A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
11. ALL CONSTRUCTION ACTIVITY SHALL BE COMPLETED WITHIN THE HOURS OF 7:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT OBSERVED HOLIDAYS.

**PUBLIC UTILITIES / SERVICES**

- WATER:**  
LAS PIENAS REGIONAL WATER DISTRICT  
422 LAS PIENAS ROAD  
CALAMAR, CA 91201  
(941) 567-1111
- ELECTRICAL:**  
SANTA ANA REGIONAL Edison  
2000 FORTYFOUR AVENUE  
FOLSOM, CA 95630  
(916) 438-1111
- TELEPHONE:**  
SANTA ANA REGIONAL Edison  
2000 FORTYFOUR AVENUE  
FOLSOM, CA 95630  
(916) 438-1111
- Gas:**  
SANTA ANA REGIONAL Edison  
2000 FORTYFOUR AVENUE  
FOLSOM, CA 95630  
(916) 438-1111
- SEWER:**  
SANTA ANA REGIONAL Edison  
2000 FORTYFOUR AVENUE  
FOLSOM, CA 95630  
(916) 438-1111
- CABLE:**  
SANTA ANA REGIONAL Edison  
2000 FORTYFOUR AVENUE  
FOLSOM, CA 95630  
(916) 438-1111
- CABLE:**  
SANTA ANA REGIONAL Edison  
2000 FORTYFOUR AVENUE  
FOLSOM, CA 95630  
(916) 438-1111
- CABLE:**  
SANTA ANA REGIONAL Edison  
2000 FORTYFOUR AVENUE  
FOLSOM, CA 95630  
(916) 438-1111



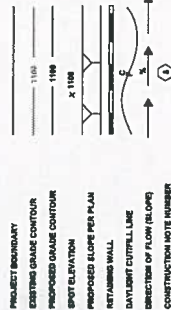
**INSPECTION NOTES**

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

**ABBREVIATIONS**

- 16 - NATURAL FINISH
- 17 - 1/2" TOP OF FINISH
- 18 - 1/2" TOP OF FINISH
- 19 - 1/2" TOP OF FINISH
- 20 - 1/2" TOP OF FINISH
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- 99 - 1/2" TOP OF FINISH
- 100 - 1/2" TOP OF FINISH

**LEGEND AND SYMBOLS**



**GEOTECHNICAL NOTES**

1. EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
2. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED IN WRITING, BY A REGISTERED GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF FOUNDATION FOOTINGS.
3. AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT SHALL BE PREPARED BY THE GEOTECHNICAL CONSULTANT AND SHALL INCLUDE THE RESULTS OF ALL FIELD TESTS AND LABORATORY TESTS. THE REPORT SHALL BE SUBMITTED TO THE CITY AND LOCAL AGENCIES FOR REVIEW AND APPROVAL. THE REPORT SHALL BE SUBMITTED TO THE CITY AND LOCAL AGENCIES FOR REVIEW AND APPROVAL.
4. ALL EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS. ALL EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
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**STORMWATER POLLUTION NOTES**

1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, STORE WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE CITY AND LOCAL AGENCIES FOR REVIEW AND APPROVAL. THE SWPPP SHALL BE SUBMITTED TO THE CITY AND LOCAL AGENCIES FOR REVIEW AND APPROVAL. THE SWPPP SHALL BE SUBMITTED TO THE CITY AND LOCAL AGENCIES FOR REVIEW AND APPROVAL.
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**OAK TREE NOTES**

1. APPLICANT MUST CONTACT CITY GAS TREE CONSULTANT, (916) 917-7291, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES".

**LEGAL DESCRIPTION**

LOT IS IN BLOCKS OF TRACT NO. 1451 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 14 PAGES 19-38 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**BENCH MARK**

LOS ANGELES COUNTY OFFICIAL BENCHMARK DESIGNATED BY USGS WEST COAST MOUNTAIN BEARING NORTH OF BROWN CREEK NEAR 1/4 SECTION 16, TOWNSHIP 10 NORTH, RANGE 12 WEST, COUNTY OF LOS ANGELES, CALIFORNIA.



PREPARED BY: THOMAS LE & ASSOCIATES, INC.  
3115 S. GARDEN BLVD., SUITE 6  
FOLSOM, CA 95630  
PHONE (916) 731-1333  
PROJECT ENGINEER: THOMAS LE  
DATE: 10/15/2014  
REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
C1	GRADING NOTES
C2	GRADING & DRAINAGE PLAN
C3	EROSION CONTROL PLAN
C4	SECTIONS AND PROFILES

ESTIMATED EARTHWORK QUANTITIES	
ESTIMATED CUT:	64 CY
ESTIMATED FILL:	6 CY
ESTIMATED OVER-CUT/AWAY:	346 CY

BENCHMARK:	
DESCRIPTION:	BM NO. _____ SURVEY DATE: _____
ELEVATION:	_____



**GRADING NOTES**  
2524 W. BURNER AVENUE, AGOURA HILLS, CA 91901

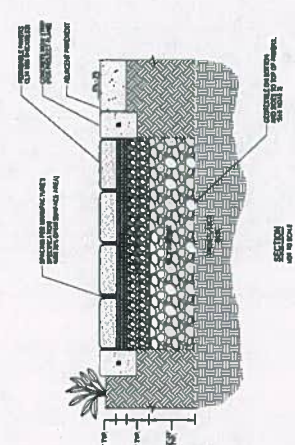
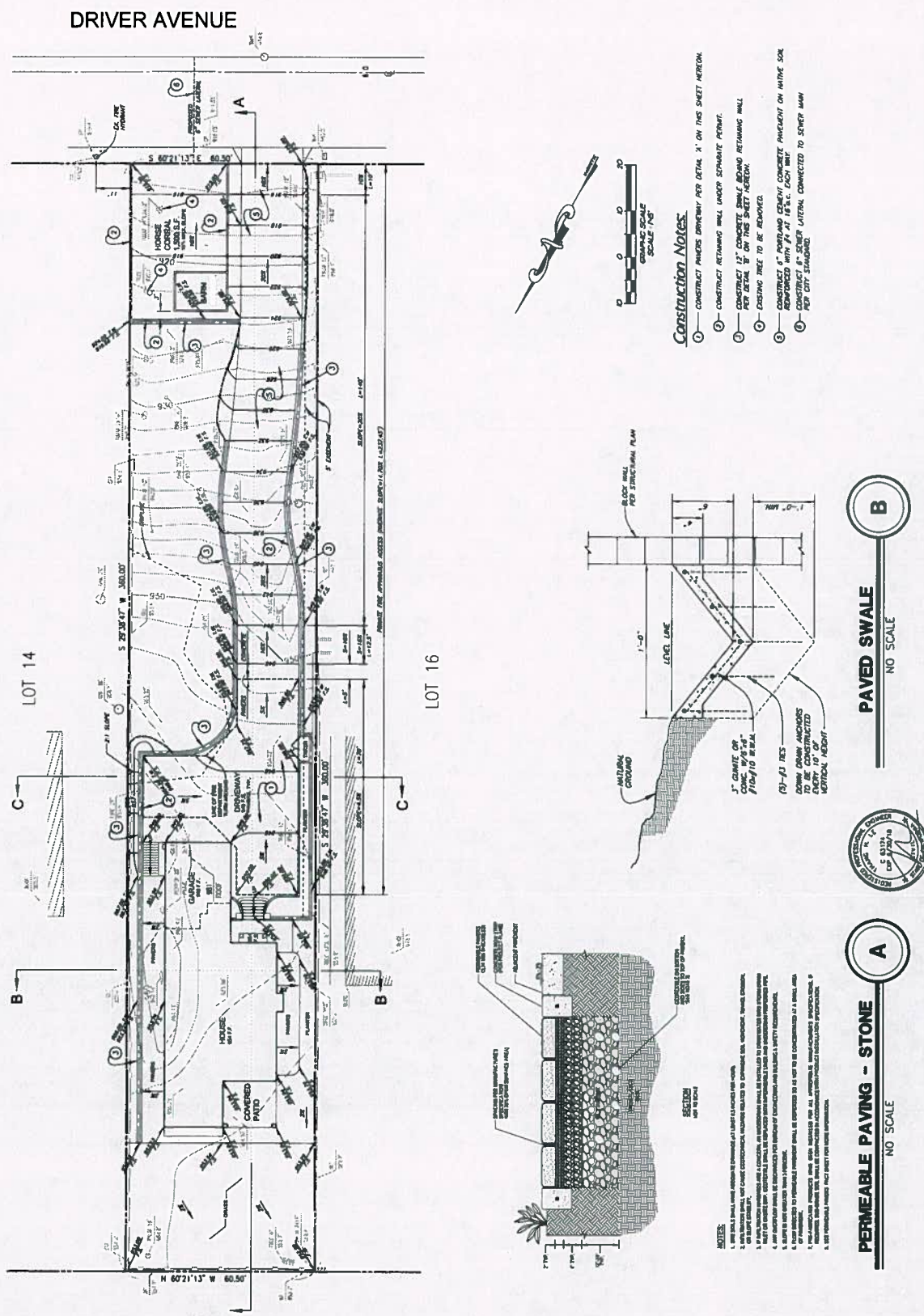
**VICINITY MAP**

**AGOURA HILLS**

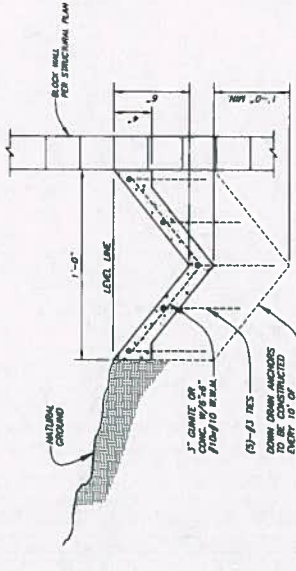
CITY OF AGOURA HILLS APPROVAL

RAMON S. ADEVA III, PE  
DIRECTOR OF PUBLIC-UTILITY ENGINEER

CHECKS: \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_



- NOTES:**
1. SEE SHEET 14 FOR SWALE CROSS SECTION AT POINT A ON THIS SHEET SECTION.
  2. SEE SHEET 16 FOR SWALE CROSS SECTION AT POINT B ON THIS SHEET SECTION.
  3. SEE SHEET 17 FOR SWALE CROSS SECTION AT POINT C ON THIS SHEET SECTION.
  4. SEE SHEET 18 FOR SWALE CROSS SECTION AT POINT D ON THIS SHEET SECTION.
  5. SEE SHEET 19 FOR SWALE CROSS SECTION AT POINT E ON THIS SHEET SECTION.
  6. SEE SHEET 20 FOR SWALE CROSS SECTION AT POINT F ON THIS SHEET SECTION.
  7. SEE SHEET 21 FOR SWALE CROSS SECTION AT POINT G ON THIS SHEET SECTION.
  8. SEE SHEET 22 FOR SWALE CROSS SECTION AT POINT H ON THIS SHEET SECTION.
  9. SEE SHEET 23 FOR SWALE CROSS SECTION AT POINT I ON THIS SHEET SECTION.
  10. SEE SHEET 24 FOR SWALE CROSS SECTION AT POINT J ON THIS SHEET SECTION.



**PAVED SWALE**  
NO SCALE

**PERMEABLE PAVING - STONE**  
NO SCALE

**GRADING & DRAINAGE PLAN**  
SECTION W, DRIVER AVENUE, AGOURA HILLS, CA 91001

**AGOURA HILLS**

CITY OF AGOURA HILLS APPROVAL

PREPARED BY: **THOMAS L. & ASSOCIATES**  
3110 S. AGOURA HILLS, SUITE 100  
AGOURA HILLS, CA 91001  
PHONE: (909) 731-1333  
FAX: (909) 731-1334

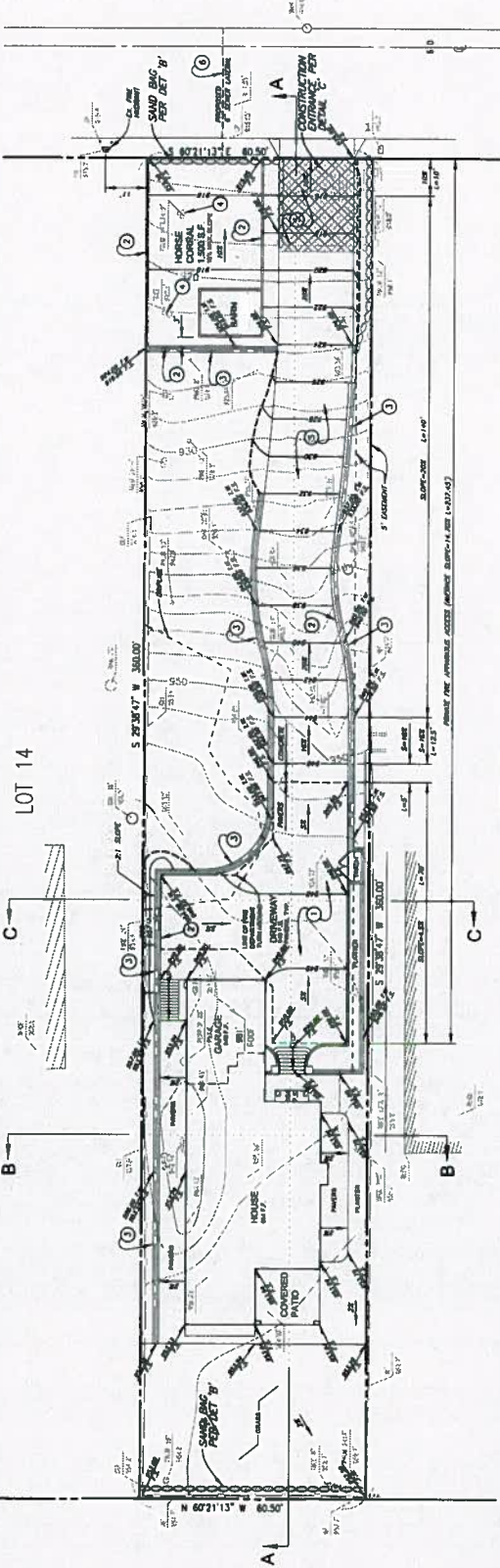
PROJECT ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

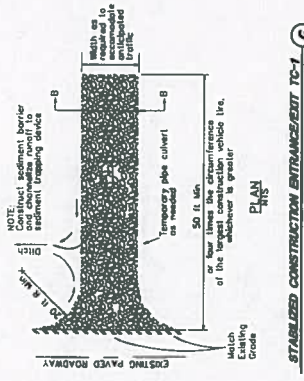
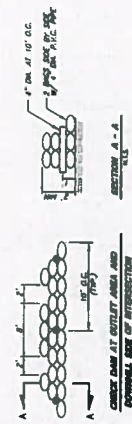
REVISOR # SYMBOL DESCRIPTION OF CHANGE APPROVED DATE

DRIVER AVENUE



STORMWATER POLLUTION PREVENTION PLAN (SWPPP)  
 AND WEATHER EROSION (MARCH) GENERAL NOTES:

1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SWPPP.
2. THE SWPPP SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE AVAILABLE TO THE PUBLIC AT ALL TIMES.
3. THE SWPPP SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE AVAILABLE TO THE PUBLIC AT ALL TIMES.
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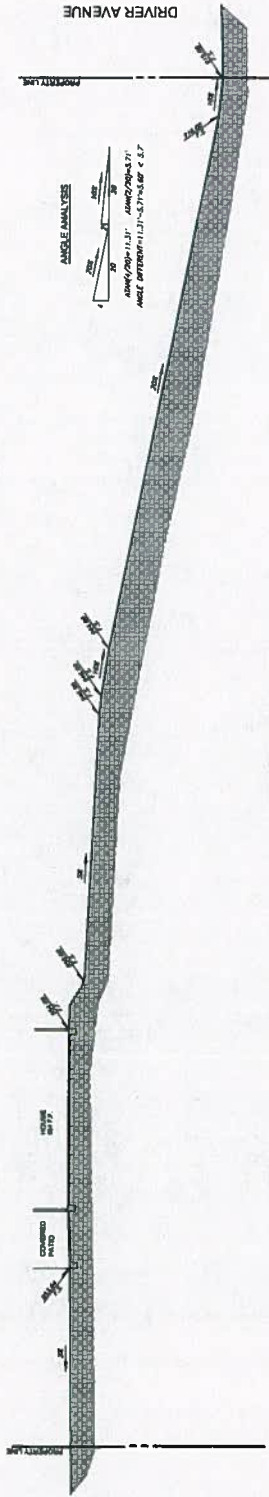
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

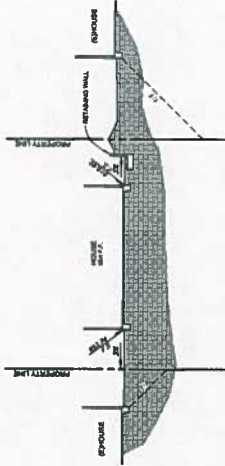
PREPARED BY: THOMAS L. B. ASSOCIATES STRUCTURAL ENGINEERS, INC. 1111 S. GARDEN AVENUE, SUITE 200 ANAHEIM, CALIF. 92805 PHONE: (714) 771-1111 FAX: (714) 771-1112	PROJECT ENGINEER THOMAS L. B. DATE:	REVIEWED BY:	DATE:	CHECKED BY:	DATE:
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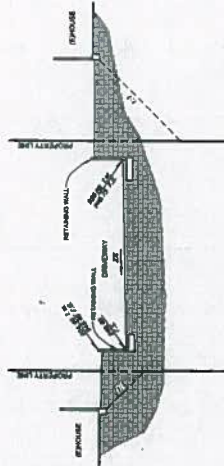
CITY OF AGOURA HILLS APPROVAL BARBARA S. AGOURA, R.E. DIRECTOR OF PUBLIC WORKS/CITY ENGINEER	CITY OF AGOURA HILLS AGOURA HILLS 2222 N. GARDEN AVENUE, AGOURA HILLS, CA 91701	EROSION CONTROL PLAN SHEET 3 OF 4
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**SECTION A-A**  
SCALE 1"=15'



**SECTION B-B**  
SCALE 1"=15'



**SECTION C-C**  
SCALE 1"=15'



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

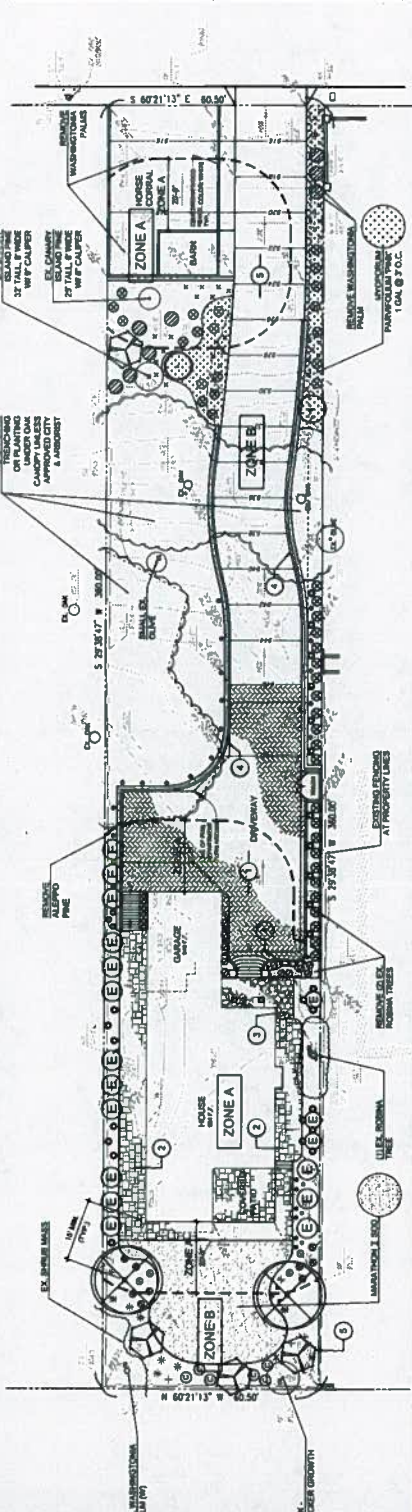
  

PREPARED BY: <b>RAMBO S. ARAVA II</b> PROJECT ENGINEER TITLE: <b>CIVIL ENGINEER</b> FIRM: <b>RAMBO S. ARAVA II &amp; ASSOCIATES, INC.</b> ADDRESS: <b>11111 N. 11TH AVE., SUITE 100, AGOURA HILLS, CA 91001</b> PHONE: <b>(909) 271-1100</b> FAX: <b>(909) 271-1100</b> LICENSE NO.: <b>10000</b>	REVIEWED BY: _____ DATE: _____ DATE: _____ DATE: _____	CITY OF AGOURA HILLS APPROVAL _____ DATE: _____ TITLE: _____ DIRECTOR OF PUBLIC UTILITIES ENGINEER	<b>SECTIONS AND PROFILES</b> SECTION W. DRIVER AVENUE, AGOURA HILLS, CA 91001 SHEET 7 OF 4
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**LANDSCAPE NOTES:**  
 1. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.  
 2. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.  
 3. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.  
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 5. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.

**DRIVER AVENUE**



**LANDSCAPE SPECIFICATIONS:**

1. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.
2. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.
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20. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.

**SHRUBS LIST**

WATER SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	REMARKS
L	CECOTHEAE TORONCH	WILD LILAC	6 - 5 GAL	
M	DAMELLA R. 'SUN FLORE'	DWARF THYMASILY	21 - 1 GAL	
M	ESCALONIA FRAGRIS	HON	18 - 5 GAL	
L	IMBILIS ALPINEA	HONEY FLOWER	14 - 1 GAL	
M	HORNSEA BICOLOR BRETHER	LEMON FORTWIGHT LILY	35 - 5 GAL	
M	HAKKENBERIA ROSEUS	DEER GRASS	13 - 1 GAL	
L	PERITHEMION CENTRANTHIFOLIUS	BEARD TONGUE	34 - 1 GAL	
L	SALMA LEUCANTHA	MEDICAN BUSH SAGE	7 - 5 GAL	
M	PROSA KIEBERG	KIEBERG ROSE	11 - 5 GAL	
M	TRIMO-ELIPSEALUM JAKEMOSE	STAR JASMINE	5 - 5 GAL	
L	HETEROPHYLLA F. 'PALE SLOW'	ALT. UNPREDICTABLE GROW	43 - 5 GAL	

**VINE LIST**

L	LONGICHA J. 'YALLAWAY'	HALL'S HONEYBUCKLE	19 - 5 GAL	ESPALETTI TO WALL
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**TREE LIST**

WATER SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	REMARKS
L	CERCIS COCCINTELIS	WESTERN REDBUD	2 - 3" BOX	LOW BRANCH
L	HETEROPHYLLA AMBIFOLIA	TOYON	4 - 15 GAL	BUSH TYPE
L	OLEA E. 'SWAN HILL'	FRUITLESS OLIVE	2 - 3" BOX	WILDLING ALT.

**NOTE:**  
 1. VERIFY PLANT, TREE & VINE LIST WITH PLAN.  
 2. WATER NEEDS AS FOR WOODS. CHECKS WATER USE (L = LOW, M = MEDIUM, H = HIGH)

**ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR**  
 1. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.  
 2. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.  
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 20. ALL PLANTS TO BE SPECIFIED BY QUANTITY, COMMON NAME, AND REMARKS.

**COUNTY OF LOS ANGELES**  
 DEPARTMENT OF PUBLIC WORKS  
 PLANNING DIVISION  
 LANDSCAPE ARCHITECTURE SECTION

DATE: 08/14/2018  
 PROJECT: PRELIMINARY LANDSCAPE PLAN  
 SHEET: 01 OF 11

**CALCULATIONS OF PLANTABLE AREA**

ITEM	AREA (SQ. FT.)
A. PLANTS	71,786.00
B. COVERED AREA OF ALL BUILDING CORRIDORS & BAYS	3,000.00
C. TOTAL UNAVAILABLE PLANTABLE AREA	3,000.00
D. TOTAL PLANTABLE LANDSCAPE AREA (A-B-C)	68,786.00
E. TOTAL PLANTABLE LANDSCAPE AREAS	68,786.00
F. TOTAL PLANTABLE LANDSCAPE AREAS	68,786.00
G. TOTAL PLANTABLE AREAS	68,786.00

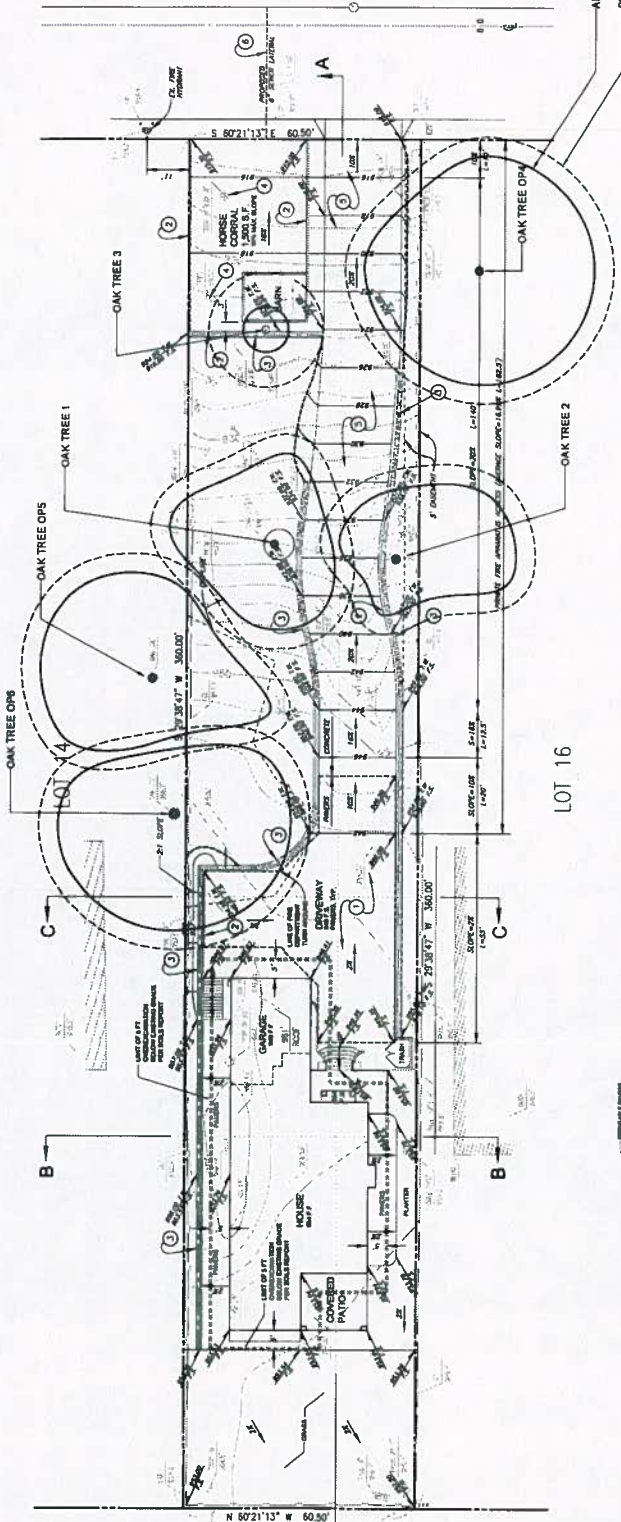
**PRELIMINARY LANDSCAPE PLAN**  
 2028 W. DRYGAS AVENUE, AGOODA HILLS, CA 91021  
 SHEET: 01 OF 11

PREPARED BY:  
**GREGG TOLAND**  
 LANDSCAPE ARCHITECT #1296  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92805  
 TELEPHONE: (714) 933-1333  
 EMAIL: gregg@greggtoland.com

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

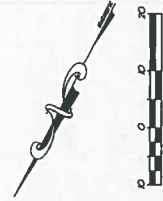


DRIVER AVENUE



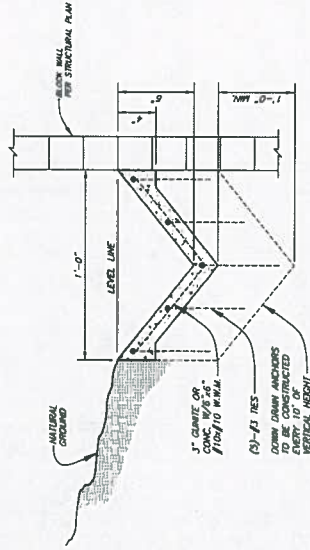
LOT 16

APPROXIMATE DRIPLINE (TYPICAL)  
PROTECTED ZONE (TYPICAL)

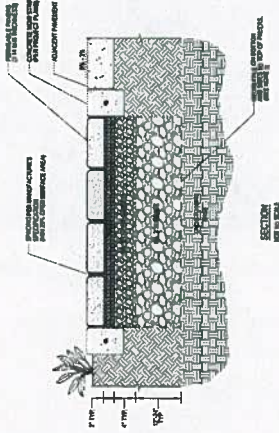


**Construction Notes**

- 1. CONSTRUCT PAVED DRIVEWAY PER DETAIL 'A' ON THIS SHEET HEREON.
- 2. CONSTRUCT RETAINING WALL UNDER SEPARATE PERMIT.
- 3. CONSTRUCT 12" CONCRETE SWALE BEHIND RETAINING WALL PER DETAIL 'B' ON THIS SHEET HEREON.
- 4. EXISTING TREE TO BE REMOVED.
- 5. CONSTRUCT 6" PERFORATED POLYPROPYLENE GEOTEXTILE FACEMENT ON WHITE SOIL COMPACTED WITH AN 18" ROLLER PER CITY STANDARD.
- 6. CONSTRUCT 6" STORM LATERAL CONNECTED TO STORM MAIN PER CITY STANDARD.



**PAVED SWALE**  
NO SCALE



**PERMEABLE PAVING - STONE**  
NO SCALE

**NOTES**

**PERMEABLE PAVING - STONE**  
NO SCALE

May 16, 2017  
LARD 2004.13

**L Newman Design Group, Inc.**  
 L. Newman  
 Designer  
 1400 S. Bascom Avenue, Suite 100  
 San Jose, CA 95128  
 Phone: (408) 298-1111  
 Fax: (408) 298-1112  
 www.lnewman.com

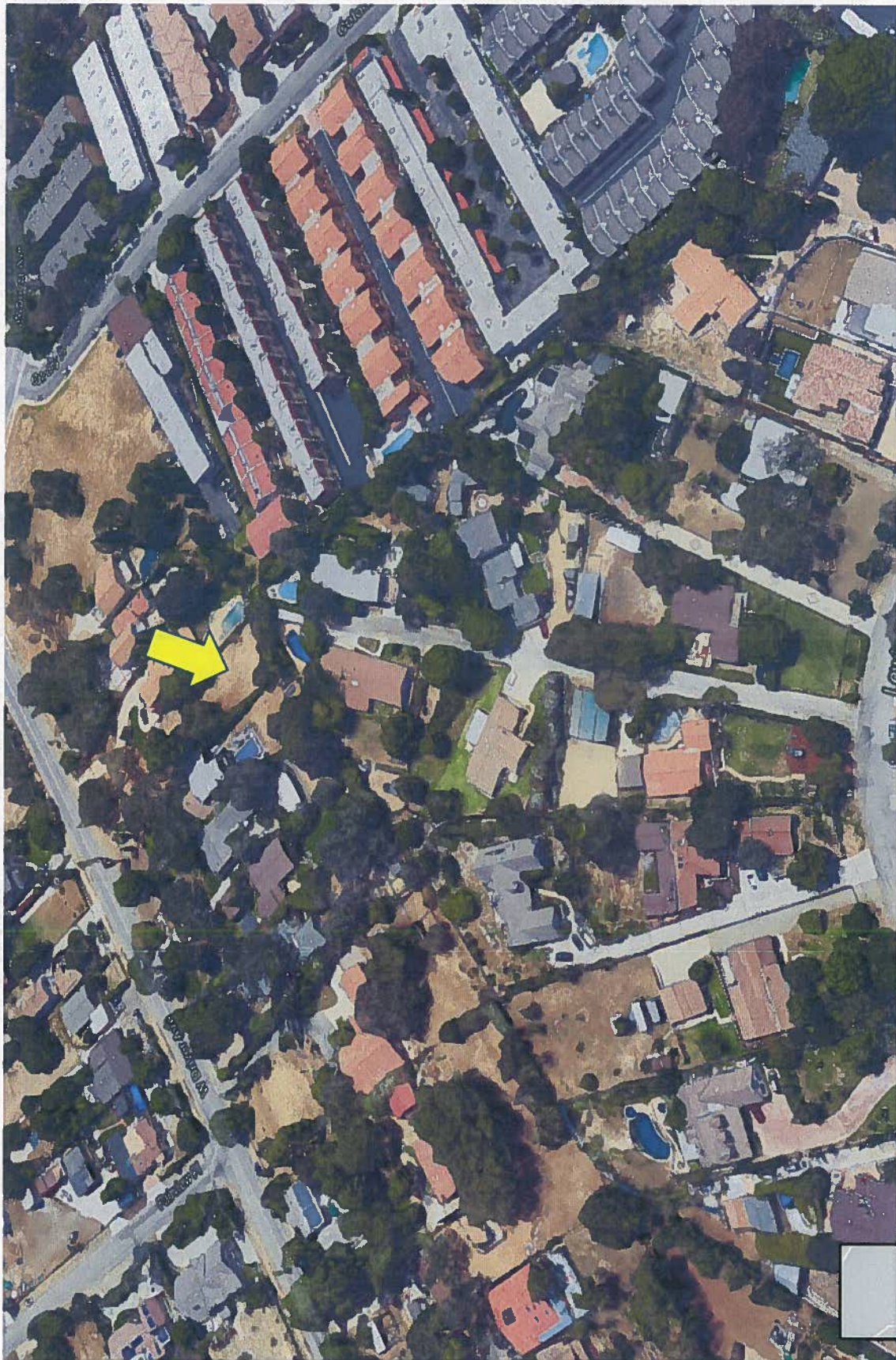
**OAK TREE LOCATION MAP**

**GRADING & DRAINAGE PLAN**  
 2828 W. DRIVER AVENUE, AGOURA HILLS, CA 91301  
 CITY OF AGOURA HILLS  
 SHEET 2 OF 4

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	DATE	APPROVED BY	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	DATE	CITY OF AGOURA HILLS APPROVAL

PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF AGOURA HILLS APPROVAL: \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

Conditional Use Permit Case No. CUP-01225-2016 - Oak Tree Permit Case No. OAK-01226-2016 - Variance Request Case No. VAR-01227-2016



Conditional Use Permit Case No. CUP-01225-2016 – Oak Tree Permit Case No. OAK-01226-2016 – Variance Request Case No. VAR-01227-2016



South View of the  
Property from Driver  
Avenue



